

2.2.1. - O-1 office, medical, and related services district.

- A. *General description.* This district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
- B. *Uses permitted.* The following uses shall be permitted in the O-1 office, medical, and related services district:
1. Any use permitted and as regulated in the R-2 general residential district, except multi-dwelling structures or developments.
 2. Professional offices, including but not limited to offices for lawyers, architects and engineers.
 3. Business offices and membership organizations in which no activity is carried on catering to retail trade with the general public, and no stock of goods is maintained for sale to customers. These include but are not limited to offices for manufacturers' representatives, insurance and real estate agencies, financial service business associations, labor union offices, religious and political organizations.
 4. Medical, dental offices, and clinics.
 5. Private clubs and lodges.
 6. Art gallery and museums.
 7. Public and private schools.
 8. Beauty and barber shops.
 9. Radio, TV and recording studios.
 10. Accessory buildings and uses permitted customarily incidental and subordinate to permitted or permissible uses and structures.
 11. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants and their guests.
 12. Establishments rendering business services associated with the uses listed above, including but not limited to the sale of office supplies and business forms and machines.
 13. Nameplate and signs relating only to the principal use as regulated in article V, section 10.
 14. Recycling collection facility as an accessory use only as regulated by article V, section 18.B.
 15. Halfway houses with maximum capacity of five (5) persons subject to the following standards:
 - a. No other halfway house located within one (1) mile of this site.
 - b. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - c. The use shall comply with all applicable city, state, and federal codes and regulations.

- d. The site shall be within one thousand (1,000) feet of an established transit route.
- e. Signs identifying a use as a halfway house are not permitted.
- f. The city police department must be provided with a written notification of the use prior to its occupancy.

16. Personal gardens.
17. Community gardens.
18. Market gardens.

C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Any use permitted on review in the R-2 general residential district and multi-dwelling structures or developments as regulated in the R-2 district.
2. Hospitals.
3. Hotels and motels.
4. Business colleges.
5. Public and private colleges with student residence and dormitories associated therewith.
6. Veterinary clinics.
7. Off-street parking, class "C."
8. Assisted living facility.
9. Call centers.
10. Commercial telecommunications towers.
11. Churches.
12. Methadone treatment clinic or facility.
13. Halfway houses with greater than five (5) persons subject to the following standards:
 - a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.

D. *Area regulations.* The area requirements for dwellings, and buildings accessory thereto, shall be the same as the area requirements for the R-2 general residential district.

The following requirements shall apply to all other uses permitted in this district:

- 1.

Front yard. All buildings shall [be] set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

2. *Side yard.* Side yard requirements for residential uses shall be the same as in the R-2 district. Where a side yard is adjacent to a residential district, no nonresidential building shall be located closer than twenty (20) feet to the side lot line. In all other cases, no building shall be located closer than fifteen (15) to the side lot line.
3. *Rear yard.* No building shall be located closer than thirty (30) feet to the rear lot line.
4. Reserved.
5. *Maximum lot coverage.*
 - a. The maximum lot area which may be covered by residential structures shall be the same as required in the R-2 district.
 - b. Other main and accessory buildings shall cover not more than thirty-five (35) percent of the lot area.

E. *Height regulations.*

1. Height regulations for dwellings shall be the same as those in the R-2 district.
2. No other building or structure shall exceed forty-five (45) feet in height, except as provided in article V, section 5.
3. When an O-1 district abuts an R-3 or C-2 district or for other special considerations, such as a planned office complex, the planning commission may consider on review, requests for an increase in the maximum height limitations; provided, however, that for each two (2) feet of building height above the maximum forty-five (45) feet, an additional one (1) foot of side yard be provided in addition to the minimum fifteen (15) feet; and further provided that for each additional two (2) feet of building height above forty-five (45) feet, the permitted lot coverage be reduced by one (1) percent.

F. *Off-street parking.* As regulated in article V, section 7.

(Ord. No. 3623, 10-6-64; Ord. No. 3791, 5-18-65; Ord. No. 5397, 8-15-72; Ord. No. 5465, 12-5-72; Ord. No. 5466, 12-5-72; Ord. No. O-127-84, § 1(a)—(k), 8-14-84; Ord. No. O-198-84, § 1, 11-20-84; Ord. No. O-483-92, § 1(C)(1), 11-24-92; Ord. No. O-750-93, § 1, 12-21-93; Ord. No. O-197-96, § 1, 7-2-96; Ord. No. O-431-97, § 1, 10-7-97; Ord. No. O-371-99, § 1, 9-21-99; Ord. No. O-439-99, § 1, 10-19-99; Ord. No. O-251-01, § 1, 7-24-01; Ord. No. O-210-02, § 1, 5-28-02; Ord. No. O-66-04, § 1, 5-25-04; Ord. No. 176-06, § 1, 8-29-06; Ord. No. O-215-06, § 1, 10-24-06; Ord. No. O-40-08, § 1, 2-26-08; Ord. No. O-70-09, § 1, 5-5-09; Ord. No. O-83-2013, § 1, 5-28-13; Ord. No. O-126-2015, § 7, 7-21-15)

Note— Former Art. IV, § 5.