

4.8: Office and Professional District (O&P)

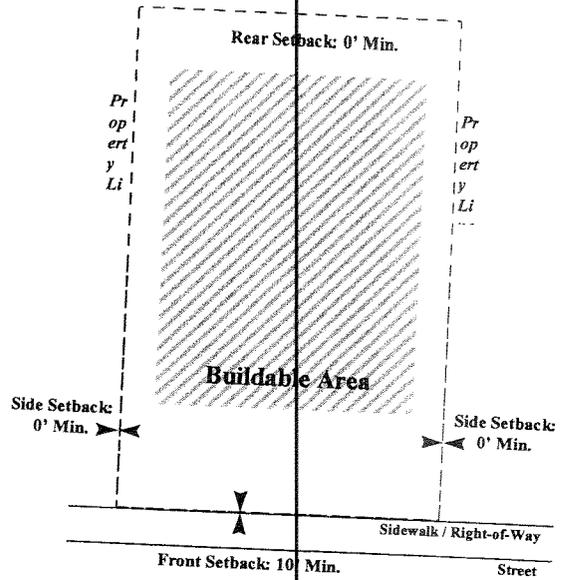
4.8.1: Intent

This district is intended to accommodate office, institutional, and residential uses in areas whose character is in transition. It is designed principally for use along major streets dominated by older houses to help ameliorate the consequences of change impacting these areas.

4.8.2: General

- A. Minimum Lot Size:** 6,000 square feet
- B. Maximum Lot Coverage:** Building footprint shall not exceed 70% of the lot coverage.
- C. Minimum Floor Area:** 1,200 square feet
- D. Setbacks:**
 - Front:** 20 feet min.
 - Side:** 5 feet min. on corner lots; 15 ft. min. when contiguous to single family residential; none elsewhere.
 - Rear:** 15 feet
- E. Maximum Building Height:** 35 feet

Water towers, transmission towers, chimneys, flag poles, masts and aerials are permitted to exceed height limits, provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport



approach zones or flight patterns.

4.8.3: Uses

A. Permitted Uses: The following uses shall be permitted in the O&P district.

1. Office / Commercial: The following office and commercial uses are permitted in the O&P district provided that all specified standards are met.

a) Use List:

- (1) Office
- (2) Personal Services
- (3) Business Services
- (4) General Retail
- (5) General Commercial

b) Standards:

Refer to standards in section 4.9.3.

2. Single-Family Residential: Single family residential uses are permitted in the O&P district provided that all standards of the R-3 district are met.

3. Multifamily and Duplex Residential: Attached or detached multi-family residential uses are permitted in the O&P district provided that all standards of the R-3 district are met.

(1) **Minimum lot area per housing unit:** 2,500 square feet

(2) **Parking Requirement:** 2 spaces per unit

4. Institutional: The following institutional uses are permitted in the O&P district.

a) Use List

- (1) Church
- (2) Government
- (3) School

5. Utility: Utility uses are permitted in the O&P district provided that all specified standards are met.

a) Standards:

- (1) Public utility or communication tower, setback a minimum of one (1) foot for each one (1) foot in height.

6. Outdoor Storage: Outdoor storage uses are permitted in the O&P district provided that all specified standards are met.

a) Standards:

- (1) The storage shall be either an accessory use on the same lot as or a primary use for a lot providing that the primary business utilizing the storage is located within the O&P District.
- (2) Outdoor storage shall not front on any street and shall be screened from the view of surrounding property owners.
- (3) Any tires stored shall be covered by a roofed structure so as not to allow for the accumulation of water inside the tires.
- (4) No more than two (2) vehicles for salvage may be stored on any lot.
- (5) Tractor trailers or other large vehicles may not be used as permanent storage buildings.

7. Mixed Uses: A mixture of the above uses are permitted provided that these uses meet the specified standards for that use in addition to the following standards.

a) Standards:

- (1) When residential uses are attached to businesses or institutional uses, where business and residential portions of the building are located on different floors, business/commercial uses shall occupy the floors below the residential uses to preserve a residential atmosphere for the residents above.
- (2) When residential uses are attached to businesses or institutional uses, business and residential portions of the mixed use building must be separated either by a soundproof concrete or masonry wall or two framewalls at least two feet apart, each insulated or otherwise soundproofed with the intervening space unoccupied except for utility lines,

heating and air conditioning ducts, and similar devices not producing noise or vibration or requiring regular access.

B. Accessory Uses: Permitted accessory uses and structures shall be limited to the following and any additional uses and structures the Zoning Administrator finds are similar to those listed in scope, size, and impact and which are otherwise in compliance with this Ordinance.

1. Residential

- a) Private greenhouse.
- b) Private swimming pool.
- c) Private tennis or outdoor recreational court.
- d) Storage shed for personal, non-commercial use.
- e) Studios and workshops without outdoor display for personal use.
- f) Utility substation.
- g) Public utility or communication tower, setback a minimum of one (1) foot for each one (1) foot in height.

2. Commercial

- a) Storage shed.
- b) Utility substation.
- c) Public utility or communication tower, setback a minimum of one (1) foot for each one (1) foot in height.

3. Standards: The following standards apply to accessory uses or structures listed as permitted in 1 and 2 above.

- a) Accessory uses or structures shall be located on the same lot as the principal structure or use.
- b) Accessory structures shall be included in the calculation of total lot coverage.
- c) Unless otherwise noted, no accessory use or structure shall be located in a required yard.
- d) No accessory use shall create a nuisance or hazard.
- e) No accessory use shall be established until the principal use is established.
- f) No more than two accessory uses are allowed in any zoning district.

C. Prohibited Uses: The following uses shall be prohibited in the O&P district.

- 1. Mobile homes/Manufactured Homes
- 2. Auto Repair Garage
- 3. Gas station
- 4. Sexually Oriented Businesses
- 5. Any use not listed as being permitted is prohibited.

4.8.4: Parking

A. Refer to general parking provisions in Chapter 3, Section 3.12: Parking.

B. Parking areas on adjacent lots should be connected.

4.8.5: Landscaping

A. Intent

Landscaping is required in the O&P district to provide for buffering of adjacent zones, sound and light abatement, and screening of commercial uses, commercial parking, or residential parking with more than eight (8) spaces.

B. Requirements for Parking Area Borders Parallel to Adjacent Property Lines

1. Buffer strip shall be at least (5') in width and shall not block the line of site for on coming traffic at street frontage.
2. A garden wall, opaque fence, or hedge [min. three (3') feet in height] shall be installed along any adjacent property line.
3. Two (2) small maturing tree, twelve (12) ornamental shrubs, and landscaped grass areas are required every one hundred (100) linear feet.

C. Street Trees

1. Where appropriate, street trees shall be planted along all public streets with permission of the appropriate jurisdiction. Street trees shall be large maturing canopy species such as Silver Maple, Red Maple, or Live Oak.

4.8.6: Tree Protection

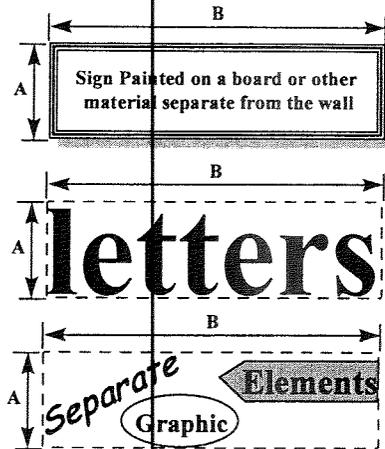
D. Refer to Chapter 3, Section 3.11: Tree Protection for general tree protection requirements.

E. **Grand Trees:** The destruction of any *grand tree* (twenty-four inches [24"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.

F. **Protected Trees:** The destruction of any *protected tree* (eight inches [8"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.

4.8.7: Signage

- A. Materials employed for construction of sign shall be durable and weather resistant, and all signs shall be maintained in good repair.
- B. **Sign Area:** Shall be measured by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.
- C. **Allowed Signs:** The applicant may select one (1) of the following one of the four (4) choices for a sign type per street frontage:
1. **Wall Sign**
 - a) Maximum Size: 20 square feet or 15% of the front wall area, whichever is greater.
 2. **Window Sign**
 - a) Maximum Size: 30% of the window area.
 3. **Projecting Sign**
 - a) Maximum Size: 6 square feet for one side.
 - b) Clearance: 8' above ground level.
 4. **Awning Sign**
 - a) Maximum Size: Individual letters shall not exceed 10" in height.
 - b) Signs, symbols, or designs may be painted or sewn on to any awning.
 5. **Ground Sign**
 - a) Monument signs are prohibited along main streets.
 - b) Maximum Size: 20 square feet per sign face.
 - c) Maximum Height: 35 feet from finished grade.
- D. **Secondary Signs:** The following signs shall be permitted along in conjunction with the Allowed Sign.
1. Window or projecting sign no larger than 6"x18" bearing business identification in addition to a wall or awning sign.
 2. One sign per business occupying the upper floors of a building no larger than 6"x18".
- E. **Prohibited Signs:**
1. Moving signs of any type other than barber poles.
 2. Internally illuminated other than non-flashing neon.
 3. Signs projecting above the roof line.
 4. Roof signs.
 5. Any sign not listed as being allowed is prohibited.



4.9: Light Industrial District (LI)