

## **CHAPTER 8**

### **O-1 OFFICE DISTRICT**

#### **SECTION 8.1 INTENT**

The O-1 Office District is intended to accommodate office uses, office sales uses and basic personal services, and to provide a transition and buffer between more intense zoning districts, and neighborhood areas. The Intent of the District is to foster areas of uses that are less intensive than retail areas; yet provide commerce opportunities close to neighborhoods. The preference in this area is to rehabilitate existing structures rather than demolition for new construction, as an extremely important part of the Intent of the O-1 Office District is maintaining the residential character of the area. Stricter design standards may also be utilized in this District than seen in other areas. Complementary uses are also provided to enhance the character of the District.

#### **SECTION 8.2 PERMITTED USES**

No land and/or buildings in the O-1 Office District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right:

- A. Accessory buildings, structures, and uses
- B. Banks, credit unions, savings and loan associations, and other similar uses, exclusive of drive-through facilities
- C. Executive, administrative, professional, real estate, accounting, drafting, and other similar professional offices
- D. Medical and dental offices, including clinics, but not veterinary offices
- E. Mixed residential and office or business uses
- F. Multiple-family dwellings
- G. Personal service establishments conducting services on the premises, including barber and beauty shops, travel agencies, photographic studios, interior design studios, and other similar uses
- H. Publicly-owned buildings, and public utility buildings, excluding storage yards
- I. Publicly-owned and operated parks, playfields and other recreational facilities
- J. Single-family dwellings

#### **SECTION 8.3 SPECIAL LAND USES**

Land and/or buildings in the O-1 Office District may be used for the following purposes when approved by the Village in accordance with the requirements of *Chapter 19, Special Land Uses*.

- A. Adult & child care facilities in accordance with *Section 3.2, Adult and Child Care Facilities*
- B. Banks, credit unions, savings and loan associations, and other similar uses having drive-through facilities
- C. Churches and other places of worship
- D. Colleges and Universities
- E. Demolition of an existing structure
- F. Funeral homes and mortuary establishments
- G. Wind Energy Conversion Systems (WECS)

**SECTION 8.4 SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. Supplemental Regulations

Setbacks, Height, Area, & Lot Dimension Requirements	See Chapter 13
Site Plan Review	See Chapter 14
Landscaping	See Chapter 15
Parking	See Chapter 16
Signs	See Chapter 17
Special Land Uses	See Chapter 19

- B. All improved lots or parcels shall be served by public water and sewer.
- C. The outdoor storage of goods or materials is prohibited.
- D. Sidewalks shall be constructed on all sides of the property abutting a public street, in accordance with Village standards.
- E. Outdoor common areas and associated amenities for employees, customers and/or residents shall be provided as appropriate and may include public trash receptacles, bike racks, seating areas, recreation areas, shade trees, bus stop turn-outs, and similar facilities.
- F. In order to ensure public safety, special pedestrian measures such as crosswalks, and other such facilities may be required for a development. The site circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area as appropriate.

- G. The essential residential character of an existing structure in the O-1 Office District shall be maintained and may not be altered.
- H. Any side of a building facing a public road shall be:
1. Comprised of at least thirty (30%) percent windows on each floor.
  2. Comprised of at least fifty percent (50%) of the following materials for the remaining portions of the building:
    - a. Brick
    - b. Decorative concrete block
    - c. Cut stone
    - d. Horizontal clapboard siding
    - e. Commercial grade horizontal vinyl siding (at least 0.44 gauge.)
  3. In no case shall vertical siding, sheet metal, cement board, or EIFS be considered an acceptable building cover.
- I. Required Landscaping:
1. A buffer shall be required on sites abutting residential districts. Buffers shall be at least twenty (20) feet in width, and shall be planted with one (1) tree per forty (40) linear feet or fraction of buffer zone length. The Planning Commission may allow installation of a screening wall or fence, if it is found that natural buffers cannot be achieved due to unique site conditions, or where it is consistent with existing buffer treatments in the vicinity or same zoning district.
  2. A greenbelt shall be required within the front setback for sites containing parking lots with ten (10) spaces or more. A minimum of one (1) tree per twenty (20) linear feet or fraction of street frontage shall be planted. Detention/retention areas shall be permitted within required greenbelts provided they do not hamper the screening intent of the greenbelt or jeopardize the survival of the plant materials.