

## Zone District: **O-1** (Neighborhood Office District)

Purpose. The standards of this district (O-1) are designed to provide areas for limited office and adjunct uses which may be introduced into residential areas without reduction of the character of the area.

Setbacks:                      Front:                      25'                      Side:                      5'\*                      Rear:                      15'\*

\* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage:                      50%  
 Floor Area Ratio:                      .5  
 Max. Height:                      20'  
 Minimum Lot Width:                      50'  
 Minimum Lot Size:                      5,000 Square Feet

### PERFORMANCE STANDARDS:

#### Sec. 17-4-5(1).

**Outdoor Lighting:**                      § 17-4-52 Outdoor Lighting Performance Standards.

**Off Street Parking:**                      § 17-4-43 Off-street parking non-residential.

**Landscape:**                      Required. § 17-4-7

**Public Sidewalks:**                      § 17-4-44

#### Permitted Uses § 17-4-51(c)

#### Uses by right.

- |                               |                    |                         |
|-------------------------------|--------------------|-------------------------|
| 1. Accessory community garden | 3. Office, general | 5. Office, professional |
| 2. Massage establishment      | 4. Office, medical | 6. Photography studio   |
|                               |                    | 7. Public utilities     |

#### Uses by review.

- |                                  |                                   |                                 |
|----------------------------------|-----------------------------------|---------------------------------|
| 1. Accessory emergency generator | 7. Commercial, established        | 12. Pharmacy                    |
| 2. Beauty salon or barbershop    | 8. Community center               | 13. Repair shop, consumer items |
| 3. Bed and breakfast home        | 9. Laboratory                     | 14. School, general             |
| 4. Bed and breakfast inn         | 10. Mixed-use                     | 15. School, trade               |
| 5. Blood bank or donor station   | 11. Parks, trails, and open space |                                 |
| 6. Child care center             |                                   |                                 |

#### Conditional uses:

- |                               |                          |                                |
|-------------------------------|--------------------------|--------------------------------|
| 1. Accessory antenna          | 3. Accessory solar array | 6. Development in floodplain   |
| 2. Accessory commercial patio | 4. Artist studio         | 7. Temporary construction yard |
|                               | 5. Community garden      |                                |