

**ARTICLE 30.0
O-OFFICE DISTRICT**

Section 30.01-PURPOSE

This district is intended for areas which are considered desirable locations for office activities but which are considered unsuitable for other commercial uses permitted in the C-1 and C-2 districts. This use is characterized by an insignificant amount of such nuisance factors as noise, heat, glare, and the emission of air pollutants. Activities associated with an office use shall not create hazardous conditions which involve the storage, sale, manufacture or processing of materials.

This district has been located within the Township to permit the development of this office use, to protect adjacent agricultural and residential areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which interfere with the operation of this business activity and the purpose of this district, have been excluded.

The district may be used as a transition zone between residential and commercial or industrial areas.

SECTION 30.02-PERMITTED USES

The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted in this district.

- A.** Business and professional offices, such as legal, engineering, financial, (not including drive-in facilities and drive-up windows), insurance, accounting, and Governmental.
- B.** Medical and dental offices and related laboratories.
- C.** Offices of non-profit organizations such as labor unions, political organizations, religious organizations.
- D.** Offices of educational institutions.
- E.** An accessory use, building or structure incidental to the permitted principal uses.
- F.** A sign, only in accordance with the regulations specified in Article 53.0.

SECTION 30.03-SPECIAL USES

The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a special use permit as provided in Article 50.0.

- A.** Restaurants or cafeteria facilities for employees.
- B.** Pharmacy, retail sales of medical and dental supplies and equipment, medical and dental laboratories located wholly within an office building having sixty-five percent (65%) or more of its floor area devoted to medical/dental office use; provided that not more than eight (8) percent of the building's floor area shall be pharmacy. Except for one (1) building mounted sign and one (1) free-standing sign identifying the medical/dental building, signs and other advertising for the aforesaid uses shall not be permitted on the building exterior or otherwise visible to persons outside the building, notwithstanding the sign regulations set forth in Article 53.0, herein. Off-street parking shall conform to the regulations set forth in Article 51.0, herein.
- C.** Financial institutions such as banks, savings and loan associations and credit unions with drive-in facilities, provided that the conditions set forth in Article 50.0 herein and the following conditions are met:
 - 1.** Adequate on-site stacking space for vehicles shall be provided for each drive-in window, so that vehicles will not interfere with vehicular circulation or parking maneuvers on the site. Access to and egress from

Article: 30.0 OFFICE DISTRICT

- the site shall be so located and designed such that traffic flow will not interfere with the street peak hour traffic flow on the street serving the property.
2. Projected peak hour traffic volumes which would be generated by a proposed financial institution shall not cause undue congestion during the street peak hour of the street serving the site.
 3. On-site vehicle stacking for drive-in windows shall not interfere with access to or egress from the site or cause standing of vehicles in a public right-of-way.

SECTION 30.04-REGULATIONS AND STANDARDS

The following regulations shall apply in all O - Office Districts:

- A. **LOT AREA**-No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of twenty thousand (20,000) square feet. Lot acreage shall be exclusive of public and/or private road rights-of-way. No lot shall exceed a 1:4 width to depth ratio.
- B. **LOT WIDTH**-The minimum lot width for lots served with a central sanitary sewerage system shall be one hundred (100) feet. Where a lot is not so served, the minimum lot width shall be one hundred fifty (150) feet.
- C. **LOT COVERAGE**-The maximum lot coverage shall not exceed twenty-five (25) percent.
- D. **FLOOR AREA RATIO**-The maximum floor area shall not exceed forty (40) percent.
- E. **YARD AND SETBACK**-The following yard and setback requirements shall apply in this district. No building or structure may be built closer to a property boundary than the minimum side yard dimension.
 1. **Front Yard** - The minimum setback shall not be less than 100 feet from the centerline of the road.
 2. **Side Yards** - Least width of either side yard shall not be less than ten (10) feet, except in the case of a corner lot or parcel where the side yard on the road or street shall not be less than the front yard requirement.
 3. **Rear Yard** - Not less than thirty-five (35) feet.
 4. The above yard requirements shall apply to every lot, building or structure.
- F. **HEIGHT REQUIREMENTS**-Except as is otherwise provided in Article 55.0, Section 55.07 of this ordinance, no building or structure shall exceed a height of forty-five (45) feet or three (3) stories.
- G. **TRANSITION STRIPS**-On every lot in the district which abuts a lot in a recreation-conservation, agricultural, and residential district (including mobile homes) there shall be provided a transition strip. Such transition strip shall be not less than fifteen (15) feet in width and shall be provided along every lot line, except a front lot line. Such transition strip shall not be included as part of the yard required around a building or structure
- H. **LANDSCAPE STRIP** - A use or structure on any lot in this district fronting a public road, or street right-of-way shall provide in addition to and as an integral part of any site development on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.
- I. **REQUIRED OFF-STREET PARKING**-As required in Article 51.0.
- J. **REQUIRED SITE PLAN REVIEW BY PLANNING COMMISSION** - As required in Article 54.0.

Article: 30.0 OFFICE DISTRICT

- K SUPPLEMENTAL REGULATIONS**-As required in Article 55.0.
- L PRESERVATION OF ENVIRONMENTAL QUALITY**-As specified in ARTICLE 55.0, SECTION 55.08.

