

Article XXI-A. TO-M Technical Office District Regulations

Sec. 1. Use regulations.

In the TO-M Technical Office District, no land shall be used and no building or structure shall be erected for or converted to any use other than the following:

- (1) Antenna, accessory, subject to the supplemental regulations of article XXII-E.
- (2) Antenna, commercial, subject to the supplemental regulations of article XXII-E.
- (3) Antenna, freestanding, subject to the supplemental regulations of article XXII-E.
- (4) Antenna, mounted, subject to the supplemental regulations of article XXII-E.
- (5) Bank or financial institution.
- (6) Church.
- (7) Construction field office.
- (8) Hospital.
- (9) Hotel, full-service, on a minimum site of five contiguous acres.
- (10) Incidental retail, restaurant, or personal service activities in an office, research laboratory or facility or high-tech manufacturing facility, subject to the supplemental regulations of article XXII-E.
- (11) Manufacturing, high-tech.
- (12) Office.
- (13) Parking lot, accessory.
- (14) Public building.
- (15) Radio, recording, or television studio.
- (16) Radio or television station.
- (17) Research laboratories and facilities.
- (18) School, parochial, when located on the same lot as the church of the sponsoring religious agency.

(Ord. No. 989-A, § 1, 12-30-75; Ord. No. 2665-A, § 4, 6-13-88; Ord. No. 2872-A, § 4, 2-25-92; Ord. No. 3009-A, § 1E, 2-13-95; Ord. No. 3063-A, § 1, 2-26-96; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 2. Building regulations.

Type of materials. All buildings shall be of masonry construction. A maximum of 15 percent of the building facade area may be constructed of noncombustible construction other than masonry construction including factory certified installation of commercial grade Class PB Exterior Insulation and Finish System (EIFS). Said EIFS materials must be installed above a height of eight feet and in no case shall EIFS be installed, even as a recladding material, below a height of eight feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20 percent of the facade per elevation shall be constructed of noncombustible construction.

(Ord. No. 3172-A, § 2, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 3. Height regulations.

No building or structure shall exceed eight stories and a maximum of 130 feet in height, and further provided that the following limitations shall apply:

- (a) Where all or a portion of a lot or tract is within 300 feet of a residential, duplex or apartment zoning district, including street and alley rights-of-way:
 - (1) Building height shall be limited to one story, not to exceed 25 feet in height, for a building located within 150 feet of a residential, duplex, or apartment zoning district.
 - (2) Building height shall be limited to two stories, not to exceed 25 feet in height for the first story and 15 feet in height for the second story, for a building located between 150 feet and 300 feet from a residential, duplex or apartment zoning district.
 - (3) Building height shall be limited to 50 feet, not to exceed 25 feet in height for the first story and 15 feet in height for each additional story, for a building located more than 300 feet from a residential, duplex, or apartment zoning district, provided, however, that one foot of additional building height shall be permitted for each two feet of additional setback provided, up to the maximum eight story height allowed.
- (b) Where no portion of a lot or tract is within 300 feet of a residential, duplex or apartment zoning district, including street and alley rights-of-way, building height shall be limited to 50 feet at the setback line, not to exceed 25 feet for the first story and 15 feet for each additional story, provided, however, that two feet of additional building height shall be permitted for each one foot of setback provided, up to the maximum eight-story height allowed.

(Ord. No. 916-A, § 8, 8-19-74; Ord. No. 2418-A, § 6, 4-16-84; Ord. No. 3172, § 6, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 4. Area regulations.

- (a) *Front setback.*
 - (1) There shall be a front setback having a minimum depth of 100 feet adjacent to any street with a right-of-way width of 100 feet or more. Required parking may be located within the front setback if a 40-foot deep landscape buffer is provided.
 - (2) There shall be a front setback having a depth of 40 feet adjacent to any street with a right-of-way less than 100 feet.
 - (3) On corner lots or where lots have double frontage, running through from one street to another, the required front setback shall be provided on both streets.
- (b) *Side setback.*
 - (1) There shall be a side setback on both sides of the lot of not less than 25 feet.
 - (2) On corner lots, the required front setback shall be provided on both streets. Parking shall be permitted in a side setback adjacent to a street if a 40-foot deep landscape buffer is provided.
 - (3) Where the side of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.

- (c) *Rear setback.* There shall be a minimum rear setback of 40 feet except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.
- (d) *Floor area ratio.* No building shall be constructed, erected or altered in such a manner so as to exceed a maximum floor area ratio of 0.75:1 on any lot, tract or parcel of land zoned TO-M.

(Ord. No. 916-A, § 8, 8-19-74; Ord. No. 2418-A, § 6, 4-16-84; Ord. No. 2665-A, § 4, 6-13-88; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3598, § 9, 3-26-07)

Sec. 5. Outdoor storage.

The outdoor storage of any commercial vehicle of greater than 3/4-ton capacity, any trailer, equipment, machinery, building materials or products, including raw or semi-finished and finished material, shall be prohibited.

(Ord. No. 3172-A, § 10, 4-13-98; Ord. No. 3598, § 9, 3-26-07)

Sec. 6. Reserved.

Editor's note: Ord. No. 3598, § 9, adopted March 26, 2007, repealed § 6, which pertained to site plan approval and derived from Ord. No. 635-A, § 1, adopted Oct. 13, 1969; Ord. No. 2816-A, § 28, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 6, adopted Feb. 25, 1992.

Sec. 7. Reserved.

Editor's note: Section 4 of Ord. No. 2665-A, adopted June 13, 1988, repealed art. XXI-A, § 7. Former § 7 pertained to standards for the TO-M district and derived from Ord. No. 396-A, adopted Feb. 22, 1965.

Sec. 8. Reserved.

Editor's note: Ord. No. 3598, § 9, adopted March 26, 2007, repealed § 8, which pertained to landscaping plan approval and derived from Ord. No. 469-A, § 1, adopted March 21, 1967; Ord. No. 635-A, § 2, adopted Oct. 13, 1969; Ord. No. 2418-A, § 9A, adopted April 16, 1984; Ord. No. 2665-A, § 4, adopted June 13, 1988; Ord. No. 2816-A, § 28, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 10, adopted Feb. 25, 1992.

End of Article XXI-A