

Article XVII-A. O-M Office District Regulations

Sec. 1. Use regulations.

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

- (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) Incidental retail, restaurant or personal service activities in an office building, subject to the supplemental regulations of article XXII-E.
- (8) Office.
- (9) Parking lot, accessory.
- (10) Public building.
- (11) Radio, recording, or television studio.
- (12) Research laboratories and facilities.
- (13) School, parochial, when located on the same lot as the church of the sponsoring religious agency.

(Ord. No. 797-A, § 2, 8-7-72; Ord. No. 989-A, § 1, 12-30-75; Ord. No. 2665-A, § 2, 6-13-88; Ord. No. 2715-A, § 3, 2-13-89; Ord. No. 3063-A, § 1, 2-26-96; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 2. 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 materials, shall be prohibited.

(Ord. No. 3172-A, § 10, 4-13-98)

Sec. 3. 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. 4. 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, § 5, 8-19-74; Ord. No. 2418-A, § 5, 4-16-84; Ord. No. 3172, § 6, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 5. Area regulations.

- (a) *Front setback.*
 - (1) There shall be a front setback having a minimum depth of 30 feet. There shall be no parking in the required front setback.
 - (2) On corner lots or where lots have a 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 ten feet in width except that the side setback on a corner lot adjacent to a street shall be not less than 30 feet. No parking shall be permitted within a side setback adjacent to a street.
 - (2) 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.*
- (1) There shall be a minimum rear setback of 20 feet.
 - (2) 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 O-M.
- (Ord. No. 916-A, § 5, 8-19-74; Ord. No. 2418-A, § 5, 4-16-84; Ord. No. 2665-A, § 2, 6-13-88; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3598, § 12, 3-26-07)

Sec. 6. Reserved.

Editor's note: Ord. No. 3598, § 15, adopted March 26, 2007, repealed § 6, which pertained to site plan approval and derived from Ord. No. 2665-A, § 2, adopted June 13, 1988; Ord. No. 2816-a, § 22, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 6, adopted Feb. 25, 1992.

Sec. 7. Reserved.

Editor's note: Ord. No. 3598, § 15, adopted March 26, 2007, repealed § 7, which pertained to landscaping plan approval and derived from Ord. No. 635-A, § 2, adopted Oct. 13, 1969; Ord. No. 2418-A, § 9A, adopted April 16, 1984; Ord. No. 2665-A, § 2, adopted June 13, 1988; Ord. No. 2816-A, § 22, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 1, adopted Feb. 25, 1992.

Secs. 8—11. Reserved.

Editor's note: Section 2 of Ord. No. 2665-A, adopted June 13, 1988, repealed §§ 8—11 of art. XVII-A. Former §§ 8—11 contained provisions relative to refuse and waste storage standards, site plan approval, and outside storage and display of goods, wares or merchandise applicable to the O-M district, and were derived from the original comprehensive zoning ordinance of 1956; Ord. No. 469-A, § 1, adopted March 21, 1967; and Ord. No. 635-A, § 1, adopted Oct. 13, 1969.

End of Article XVII-A