

176.18 O-1 OFFICE/TRANSITIONAL. The O-1, Office/Transitional District is intended to accommodate offices, certain low intensity commercial uses, and residential uses in a mutually compatible environment. The uses permitted are generally characterized by a low volume of traffic and limited outdoor advertising to protect the abutting and surrounding residential areas. This district is basically designed to serve as a buffer between residential and commercial areas.

1. Principal Permitted Uses. The following principal uses are permitted in the O-1 District:

A. The following retail businesses which supply commodities on the premises:

- (1) Antique Shops.
- (2) Art galleries.
- (3) Art, crafts, and hobby shops.
- (4) Book and stationery shops, but not adult book stores.
- (5) Gift shops.
- (6) News dealers.
- (7) Radio and television sales and service shops.

B. The following personal service establishments which perform services on the premises:

- (1) Barber and beauty shops.
- (2) Business offices in which goods, wares, or merchandise are not displayed or sold on the premises.
- (3) Mortuaries.
- (4) Music, art, or dance academies.
- (5) Photographer, art, sculptor, and composer studios.
- (6) Tailors and dressmakers.
- (7) Massage therapy offices and clinics.

C. Business service establishments which perform services on the premises.

- (1) Business and management consulting services and similar consultant services.
- (2) Business offices in which goods, wares, or merchandise are not displayed or sold on the premises.
- (3) Credit reporting services and collection services.

- (4) Employment services.
- (5) Insurance and real estate offices.
- (6) Newspaper offices but not including printing shops.
- (7) Research and testing services but not industrial laboratories.

D. Professional office establishments:

- (1) Accounting and bookkeeping offices.
- (2) Charitable organizations offices.
- (3) Chiropodists, chiropractors, and osteopaths offices and clinics.
- (4) Dentists offices and clinics.
- (5) Engineers and architects offices.
- (6) Law offices
- (7) Medical, dental, and similar testing laboratories, but not industrial laboratories.
- (8) Opticians offices.
- (9) Physicians offices and clinics.

E. Public, quasi-public, and governmental buildings and facilities.

- (1) Churches, synagogues, chapels, and similar places of religious worship and instruction.
- (2) Day care centers.
- (3) Educational, charitable, religious, and similar public and quasi-public office buildings.
- (4) Fire and police stations.
- (5) Governmental office buildings.
- (6) Off-street parking lots.
- (7) Public and private parks, playgrounds, and community centers.

F. Residential uses:

- (1) Single-family detached dwellings.
- (2) Two-family dwellings.
- (3) Multiple-family dwellings.
- (4) Dwelling units and rooming units in nonresidential uses.

(5) Home occupations, subject to the provisions of Section 176.30.

2. Conditional Uses. The following conditional uses are permitted in the O-1 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36.

A. Banks, savings and loans, and financial institutions.

B. Public, quasi-public buildings and facilities essential to the physical welfare of an area such as electrical distribution substations, gas regulator stations, pipeline pumping stations, water storage facilities, and similar uses.

C. Group homes sponsored by a religious, governmental, educational, or charitable institution.

D. Nursing, rest, or convalescent homes.

E. Golf Courses and Country Clubs when located on at least ten (10) acres, but not including commercial driving ranges, pitch and putt, or miniature golf courses.

F. Tea rooms, provided that no alcoholic beverages or beer are served.

G. Similar and compatible uses to those allowed as principal permitted uses in this district. *(Ord. 02-22A – Nov. 02 Supp.)*

H. Self service laundry and dry cleaning establishments.
(Ord. 12-10 – May 12 Supp.)

3. Site and Structure Requirements.

A. Minimum lot area - 6,000 square feet; minimum lot area per dwelling unit - 1,200 square feet.

A lot of record as of the effective date of this Ordinance that has less area or width than herein required may be occupied by a use permitted in this district, except for four-family dwellings which shall have a minimum lot area of 7,200 square feet and multiple-family dwellings containing more than four dwellings which shall have a minimum lot area of 8,000 square feet and a minimum lot area per dwelling unit of 1,200 square feet.

B. Minimum lot width - 60 feet.

C. Front yard setback - 25 feet.

D. Side yard setback - 7 feet; corner side yard setback - 12 feet.

E. Rear yard setback:

(1) For single and two-family dwellings - 25 feet or 20 percent of the lot depth, whichever amount is smaller, but in no event less than 15 feet.

(2) For multiple-family dwellings - 25 feet.

(3) For nonresidential structures - none, except when abutting a lot in an R district in which case there shall be a setback of 25 feet or 20 percent of the lot depth; whichever amount is smaller, but in no event less than 15 feet.

F. Maximum height - 3 stories or 45 feet.

G. Open space required - none.

4. Other Provisions.

A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32.

B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).

C. Signs. Signs are permitted subject to the provisions of Section 176.31.

D. Off-street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.

E. Outdoor Sales. All businesses, servicing, or processing, except for off-street parking and loading facilities, shall be conducted within completely enclosed buildings.

F. Open Storage. All operations, including the storage of merchandise displayed for sale or lease, but not including equipment and vehicles, shall be conducted in a fully enclosed building or entirely behind solid walls or fences which conceal them from visibility from off the lot.