

176.19 O-2 OFFICE PARK. The O-2, Office Park District, is intended to provide for office and related accessory commercial uses in an environment free from intrusion by heavy commercial and lower density residential uses. This district is intended to accommodate new development in the outlying areas of the community.

1. Principal Permitted Uses. The following principal uses are permitted in the O-2 District:

- A. Professional office establishments permitted in the O-1 District.
- B. Business service establishments which provide services on the premises:
 - (1) Business service establishments permitted in the O-1 District .
 - (2) Banks and similar financial institutions.
 - a. Banks and similar financial institutions shall not include delayed deposit service uses.
- C. Personal service establishments which perform services on the premises:
 - (1) Barber and beauty shops.
 - (2) Physical culture and health clubs including licensed therapeutic massage establishments.
 - (3) Day care centers.
- D. Public, quasi-public and governmental buildings and facilities:
 - (1) Public, quasi-public, and governmental buildings and facilities permitted in the O-1 District.
 - (2) Post Office substations.
- E. Retail businesses which supply commodities on the premises:
 - (1) Book, stationery and office supply stores,
 - (2) News dealers.
 - (3) Bakeries.
 - (4) Restaurants, including the sale of alcoholic beverages, provided that no drive-in or drive-through service is provided.

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

- A. Public or quasi-public buildings and facilities essential to the physical welfare of an area such as electrical distribution substations, gas regulator stations, water storage facilities, and similar uses.
 - B. Radio or television broadcasting stations, studios or facilities.
 - C. Similar and compatible uses to those allowed as principal permitted uses in this district.
3. Site and Structure Requirements.
- A. Minimum lot area - None.
 - B. Minimum lot width - None.
 - C. Front yard setback - 25 feet.
 - D. Side yard setback - 7 feet.
 - E. Corner side yard setback - 12 feet.
 - F. Rear yard setbacks - 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.
 - G. Maximum height - 3 stories or 45 feet, whichever is less, except that the maximum height may increase by one (1) foot for each one-half ($\frac{1}{2}$) foot that the front, rear and side yard setbacks are increased over the required minimums, up to a maximum of 150 feet in height with no limit on the number of stories.
 - H. Open space required - 25% of the first three (3) acres and 10% of the area over three acres of the total area of the lot.
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. Open Storage. All operations, including the storage of anything except merchandise displayed for sale or lease, or 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.

F. Performance Standards. No flammable, reactive, explosive, toxic, or radioactive materials may be stored, handled or utilized unless the Building Official and the Fire Chief determine that such use does not constitute a hazard to adjacent properties based upon standards and criteria set forth in local, State and Federal codes, rules and/or regulations.

G. Landscaping/Open Space Requirements. The required open space shall be landscaped. The landscaping and open space requirements for this zoning district shall be established by resolution of the Council from time to time. Said requirements shall by reference be effective as part of this chapter.

H. Screening. Any portions of an O-2 zoned parcel containing exterior storage, parking or loading service areas shall be screened as provided in Subsection 176.29(2)(H)(7) in order to protect non-commercial property from the activity located on O-2 zoned property. The screening shall be composed of a combination of solid fencing, opaque plant materials, earthen structures and/or retaining walls of sufficient height to effectively screen the property from view of the non-commercial property.

(Ord. 13-27 – Feb. 14 Supp.)