

**1141.02 OFFICE DISTRICTS.**

(a) O-1 Local Office District.

(1) Purpose. This district is intended to provide for small office buildings on smaller sites housing uses that do not generate large amounts of traffic.

The district is intended for locations that can serve as a buffer between commercial and residential development and locations that are not best suited either for residential or for more intensive business development.

(2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.

(b) O-2 Office Park District.

(1) Purpose. This district is intended to provide locations on larger sites for large office buildings and planned office park developments including office-related retail and service uses.

(2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.

(Ord. 87-94. Passed 7-27-87.)

**1141.04 TABLE 14: BUSINESS DISTRICT REQUIREMENTS.**

	ZONING DISTRICT						
	C1	C2	C3	C4	01	02	I1
Minimum lot area in square fee	-	-	-	-	5,000	40,000	15,000
Minimum lot width in feet	-	-	-	-	-	100	100
Along arterial street [a]	200	200	-	200	200	200	200
Minimum front yard depth or corner side yard width in [b], [e]	30	30	-	30	30	30	30
Height [f]	60	60	60	60	60	60	60
Minimum interior side yard width in feet [b]	10	10	-	10	10	10	10
Adjacent to Residential [b]	20	20	-	25	25	35	50
Minimum rear yard depth in feet [b]	15	15	-	15	15	15	15
Adjacent to Residential District [b]	30	30	-	30	25	35	50
Maximum floor area ratio	1.0	3.0	6.0	1.0	1.0	3.0	3.0
Parking and loading	As provided in Chapter 1149.						
Landscaping and screening	As provided in Chapter 1151.						
Performance standards	As provided in Chapter 1161.						
Signs	As provided in Chapter 1153.						
Other requirements	As provided in Chapter 1133.						

Notes for Table 14

- [a] Required front and corner side yard frontages for any lot abutting an arterial street designated in the City Comprehensive Plan except for lots meeting requirements under exceptions in Chapter 1133.
- [b] Plus two feet for each one foot of building height over thirty-five feet.
- [c] See Table 15, Section 1141.05 for permitted and conditional uses by group.
- [d] Subject to the provisions of Chapter 1121.
- [e] Corner side yard may be reduced to a minimum of fifteen feet if all other yard requirements are met or exceeded as verified by the Zoning Administrator.
- [f] Any building or structure over 60 feet or five stories, whichever is greater requires a Special Use Permit. (Ord. 18-76. Passed 7-23-18.)

**1141.05 TABLE 15: PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS.**

<b>Zoning Districts</b>							
<b>USES</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>O1</b>	<b>O2</b>	<b>I1</b>
Abattoirs or slaughterhouses							S
Accessory uses, buildings and structures to all conditional uses in the district, including off-street parking and loading and signs as provided in Chapters 1149 and 1153	C	C	C	C	C	C	P
Acid uses							S
Adult uses, as defined in this Code				S			S
Air rights development	S	S	S	S	S	S	S
Airports						S	S
Amusement arcades				S			
Animal hospitals		P	P	P			
Antique shops		P	P	P			
Any manufacturing, fabricating, processing, cleaning, servicing, testing, repair or assembly facilities that are not listed elsewhere as permitted or conditional uses, including facilities for abrasive products; boilers and tanks; chemicals; clay; coal, coke and tar products; fiberglass; foundries; glass; metal; textiles; transportation equipment; and any other facilities that are able to conform to the performance standards, Chapter 1161, for heavy industrial uses							S
Arsenals							S
Art shops or galleries		P	P	P			
Auction rooms				S			
Automated teller machines	P	P	P	P	P	P	P
Automobile Title Loans		S	S	S			
Automobile and truck rental establishments				C		C	
Automobile laundries/car wash		S	S	P			

<b>Zoning Districts</b>							
<b>USES</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>O1</b>	<b>O2</b>	<b>I1</b>
Automobile part and accessory stores		P	P	P			
Automotive repair, major			S	S			S
Automotive repair, minor	S	C	C	C			S
Bakery plants							P
Batch asphaltic concrete, Portland cement or mortar mixing plants							S

Beauty shops, barber shops and hair styling salons	P	P	P	P	C	C	
Bench signs		C	C	C			C
Bicycle sales, rental and repair shop		P	P	P			
Blood Plasma Center			S	S			
Blueprinting and photostating establishments		P	P	P		C	
Bottled gas dealers				P			
Building materials and products sales				C			P
Building supply sales under 8,000 square feet with no outside storage or accessory structure		C	C	C			
Business machine sales, rental and service		P	P	P		C	
Camera and photographic supply stores		P	P	P			
Camping equipment sales		P	P	P			
Camp grounds				S		S	S
Catering establishments		P	P	P			
Cemeteries	C	C	C	C	C	C	C
Child day care centers, as defined in this Code	S	S	S	S	S	S	
Clothing repair, hat repair and shoe repair stores and tailor shops	P	P	P	P			
Coffee and donut shops	P	P	P	P		C	
Community center		C	C	C	S	S	S
Computer sales, rental and service		P	P	P		C	
Conditional public uses, as defined in this Code	C	C	C	C			C

### Zoning Districts

USES	C1	C2	C3	C4	O1	O2	I1
Conference and convention centers		S	S	P	S	P	S
Crematories		C	C	C	S	S	C
Creosote							C
Currency exchanges	P	P	P	P		C	
Custom dressmaking establishments		P	P	P			
Department stores, junior department stores and discount department stores		P	P	P			
Detention/correctional facility							S
Distillation of tar							S
Domestic appliance stores, including radio, television, stereo, lighting, clock and music stores	P	P	P	P			

Drug stores	P	P	P	P		C	
Drive-in established, as defined in this Code	C	C	C	C			
Dry cleaning plants and laundries							P
Dwelling units above the ground floor of a commercial use	P	P	P	P	P	P	
Educational institutions as defined in this Code	S	S	S	S	S	S	
E-Commerce	P	P	P	P	P	P	
E-Commerce & Distribution Facility	S	S	S	S			S
Electrical showrooms and shops			C	P			
Employment agencies		P	P	P		P	
Equipment rental				P			C
Exterminating services		P	P	P			C

### Zoning Districts

USES	C1	C2	C3	C4	O1	O2	I1
Farmer's markets	C	C	C	C	C	C	C
Fat rendering							S
Feed, flour and grain storage							S
Fertilizer							S
Financial institutions, including banks, savings and loans, and commercial loan offices	P	P	P	P	P	P	
Florist shops	P	P	P	P		C	
Food and grocery stores	C	P	P	P			
Food trucks		C	C	C	C	C	
Fortune tellers, palm readers, clairvoyants			P	P			
Fuel storage, bulk				S			S
Furniture stores including upholstery when conducted as part of the retail operations and secondary hereto		P	P	P			
Furrier shops, including incidental stores and conditioning of fur		P	P	P			
Game rooms, as defined in this Code	C	C	C	C			
Garden, Community	C	C	C	C	C	C	C
Garden supply, tool and seed stores, including lawn mower, snowmobile and snow blower sales and service		P	P	P			
General retail	C	C	C	C		S	
Golf courses and country clubs, private	C	C	C	P	C	P	P
Graphics and drafting services					C	P	P

Greenhouses and nurseries				P			C
Group homes			S	S		S	
Gunsmith shops		P	P	P			
Hardware stores		P	P	P			
Health clubs as defined in this Code		P	P	P		P	
High-nuisance manufacturing and processing operations involving:							S
Hobby and craft shops		P	P	P			

<b>Zoning Districts</b>							
<b>USES</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>O1</b>	<b>O2</b>	<b>I1</b>
Hospitals, nursing homes, mental health centers and related uses	S	S	S	S	S	S	
Hotels and motels		C	P	P		P	
Indoor amusement establishments, including bowling alleys, pool halls, dance halls, commercial swimming pools and skating rinks		C	C	C			
Insurance offices	P	P	P	P	P	P	
Interior decorating shops, including upholstery and the making of draperies, slip covers and other similar articles when conducted as part of the retail operations and secondary thereto		P	P	P			
Junk yards				S			S
Kennels, pet grooming and veterinary offices		P	P	P		C	
Laboratories, medical, dental, research and testing		P	P	P		P	P
Landfills, dumps and incinerators							S
Licensed firearm dealers, accessory use		S	C	C			
Licensed firearm dealers, primary use			S	S			
Liquor stores (package goods only)	P	P	P	P			
Locksmith shops		P	P	P			
Low-nuisance light manufacturing, fabricating, processing, cleaning, servicing, testing, repair and assembly facilities not listed elsewhere as permitted or conditional uses that are able to conform to the performance standards, Chapter 1161, for light industry herein				S			P
Machinery sales				C			C
Mail order houses and letter shops				P		P	
Manufactured buildings approved by the Building Code for commercial use and conforming with the seven standards listed in Table 1137.05 Manufactured buildings, other than		C	C	C			

buildings or trailers for construction purposes, not complying with Table 1137.05 may be approved for a period not to exceed one year.							
Manufactured home sales (no open sales lot)				P			
Massage and massage services		C	C	C	S		

### Zoning Districts

USES	C1	C2	C3	C4	O1	O2	I1
Medical, dental and optometry offices and clinics	P	P	P	P	P	P	
Mini-warehouses				S			C
Model home and garage displays				S			
Monument sales (no open sales lot)				P			
Mortuaries, as defined in this Code		C	C	C	C	C	
Motor vehicle sales (no open sales lot) or rental, including cars, trucks, boats, trailers, recreational vehicles, motorcycles, motor scooters and mopeds				P			
Motor vehicle, trailer, and mobile home repair services				S			
Motor, rail or air freight terminals							C
Multi-family residential uses					C	C	
Natural or synthetic rubber, caoutchouc or gutta percha							C
Newspaper distribution agencies for home delivery and retail trade	P	P	P	P		P	
Newspaper, magazine and tobacco shops	P	P	P	P		C	
Nightclub			S	S			S
Offices, business and professional		P	P	P	P	P	
Offices, construction and contractor			P	P	C	C	P
Offices, government, political and institutional		P	P	P	P	P	
Off-street parking lots, public garages or storage garages as principal uses			P	P		C	C
Open sales lots as defined in this Code as a principal or accessory use				S			
Ore reduction							S
Other temporary uses approved in accordance with provisions for temporary uses in Chapter 1129							P

USES	C1	C2	C3	C4	O1	O2	I1
Outdoor advertising signs				P			P
Outdoor amusement establishments, including archery ranges, miniature golf and similar facilities				S			



Single Room Occupancy (SRO)			S	S			
Soap production							S
Stock yards or slaughter of animals or fowl							S
Streets and alleys	P	P	P	P	P	P	P
Studios for artists, musicians and photographers		P	P	P		C	
Swimming pool sales (no open sales lot)				P			
Synthetic polymers							S
Tallow, grease or lard							S
Tanning salons		P	P	P	C	C	

<b>Zoning Districts</b>							
<b>USES</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>O1</b>	<b>O2</b>	<b>I1</b>
Tanning, curing or storage of rawhides or skins							S
Tattoo parlors			S	S			
Taverns and bars	S	S	C	C	S	S	S
Taxidermists		P	P	P			
Temporary buildings or trailers for construction purposes for a period not to exceed the duration of construction	P	P	P	P	P	P	P
Theatres, indoor		P	P	P			
Ticket offices, theatre, amusement and transportation	P	P	P	P	C	C	
Ticket offices, transportation	P	P	P	P			
Tourist information and hospitality centers			P	P			
Trailer parks				S			
Transfer stations, solid waste							S
Travel bureaus		P	P	P	P	P	
Truck stops				S			
Union halls		P	P	P		P	
Uses that are not otherwise permitted or conditional uses in this or any other district and that are similar in the judgment of the Planning and Zoning Administrator to conditional uses in this district	C	C	C	C	C	C	
Utilization or storage of over five pounds of detonable materials as provided under performance standards herein							S
Warehouses and distribution centers under 12,000SF				C			
Warehousing, storage and distribution facilities			S	S		S	P
Water softener service				P			
Wholesaling						S	P
Wrecking yards, as defined in this Code				S			S

(Ord. 2020-67. Passed 5-26-20.)