

ARTICLE X “O-1” Office Districts

Section 1. GENERAL DESCRIPTION.

This is a district intended to be a transitional area between residential districts and business and industrial districts. This District often consists of residences converted for office uses in an area immediately adjoining a business or industrial area; or it may consist of newly developed land adjoining such business or industrial areas.

Section 2. PRINCIPAL USES.

Property and buildings in the “O-1” Office District shall be used only for the following purposes:

- 2.001 OFFICES - private, governmental and professional.
- 2.002 CLUBS, LODGES AND RECEPTION HALLS.
- 2.003 EDUCATIONAL, CHARITABLE, CULTURAL, PHILANTHROPIC, AND RELIGIOUS INSTITUTIONS.
- 2.004 FUNERAL HOMES.
- 2.005 MULTIPLE-FAMILY DWELLINGS.
- 2.006 ONE-FAMILY DETACHED DWELLINGS.
- 2.007 TWO-FAMILY DETACHED DWELLINGS.
- 2.008 ACCESSORY USES and buildings incidental to and on the same zoning lot as a principal use.

Section 3. SPECIAL USES.

Property and buildings in the “O-1” Office District may be used for the following purposes upon review and approval by the Board of Appeals in accordance with Article XVIII and other uses as defined:

- 3.001 HOSPITALS.
- 3.002 MEDICAL CLINICS and similar establishments.
- 3.003 PUBLIC UTILITY AND SERVICE USES AND FACILITIES AND TELECOMMUNICATIONS TOWERS.

Section 4. HEIGHT REGULATIONS.

No building or structure shall exceed three (3) stories or fifty (50) feet in height.

Section 5. MINIMUM LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

- 5.001 MINIMUM LOT AREA. A lot upon which a building or structure is located which is used exclusively as a dwelling shall have the following minimum lot area:

One-family dwelling	6,000 sq. ft./dwelling
Two-family dwelling	4,000 sq. ft./dwelling unit
Multiple-family dwelling	3,000 sq. ft./dwelling unit

5.002 MINIMUM FRONTAGE AND YARD REQUIREMENTS for Dwellings. The following minimum requirements shall be observed:

	Lot	Front Yard	Side Yard	Rear Yard
	<u>Width</u>	<u>Depth</u>	<u>Width</u>	<u>Depth</u>
a. One-family dwellings.	75 ft.	25 ft.	7.5 ft	30 ft.
b. Two-family dwelling (Duplex/Condo attached Using zero lot line – each Unit lot)	60 ft	25 ft	7.5 ft	30 ft.
c. Multiple family dwelling	100 ft	30 ft.	15 ft.	30 ft.

5.003 MINIMUM FRONTAGE AND YARD REQUIREMENT FOR OTHER USES.

Other uses	100 ft.	30 ft.	15 ft.	30 ft.
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Section 6. SCREENING.

When a principal or special use is established or expanded in the “O-1” Office District and when such use is located adjacent to a property zoned residential, the owner or agent of the property zoned “O-1” Office District shall provide a landscaped screening and buffer area between the office district use and the residential-zoned property. Such landscaped screening and buffer area shall be located within the office district zoned property and shall consist of a suitable combination of plant materials and fencing to visually screen the office use from the residential zoned area on a year around basis. Failure to provide and maintain such landscape screening and buffer shall constitute a violation of the Ordinance.