

ARTICLE 8

OFFICE BUILDING DISTRICTS:

8.01

INTENT

The purpose of this district is to provide for the maintenance and alteration of existing buildings and for new construction of business office and professional buildings.

8.02

PERMITTED PRINCIPAL USES:

(1) Offices of surgeons, physicians, dentists and other similar professional persons concerned with the community health and medical treatment of persons.

(2) Facilities for human care such as hospitals medical clinics, sanitariums, rest and convalescent homes.

(3) Offices of architects, engineers, artists and others employed in the graphic arts.

(4) Offices in which the personnel will be employed for work in executive, administrative, legal, writing, clerical, stenographic, accounting, insurance or similar enterprises.

(5) Public and Semi-Public Buildings, not including storage yards for materials or equipment.

(6) Dental Laboratories.

(7) Art or Antique Shops, Photographic Studios, Interior Decorating Studios.

8.03

ACCESSORY USES:

Those uses and buildings customarily incidental to the Principal uses permitted in this district.

8.04

CONDITIONAL USES:

Research Laboratories.

8.05

YARD REQUIREMENTS:

In the Office Building District, the minimum yard areas of the B-3 Neighborhood Business District shall apply.

8.06 **BUILDING HEIGHT REGULATIONS:**

The building height in this district shall not exceed two and one-half (2 1/2) stories or thirty-five (35) feet except in the O-1 District that is contiguous to the B-4 Central Business District; the height shall not exceed three (3) stories or forty (40) feet.

8.07 **ACCESSORY PARKING:**

Spaces shall be provided as required in Section 18.16 of this Ordinance.

8.08 **OFF-STREET LOADING:**

Spaces shall be provided as required in Section 18.15.

8.09 **SIGNS:**

See Section 18.20 for size and location of permitted signs.

8.10 **LANDSCAPING:**

All yard areas not used for buildings, parking or ways for pedestrians or vehicles shall be planted with grass and/or shrubbery so as to provide attractive green areas.

8.11 **SCREENING:**

See Section 18.17 for screening regulations for uses adjoining residential districts.

8.12 **LOT COVERAGE:**

Principal buildings shall be limited to thirty percent (30%) of the lot area and accessory buildings; parking areas and drives shall also be limited to thirty percent (30%) of the lot area.