

CHAPTER 1274 **Office District Regulations**

[1274.01](#) Purpose.

[1274.02](#) Use regulations.

[1274.03](#) Schedule of permitted uses.

[1274.04](#) Lot requirements.

[1274.05](#) Building setback, spacing and height requirements.

[1274.06](#) Off-street parking and loading regulations.

[1274.07](#) Required design elements.

[1274.08](#) Accessory use regulations.

[1274.09](#) Performance standards.

[1274.10](#) Landscaping and screening requirements.

[1274.11](#) Development plan review.

1274.01 PURPOSE.

The Office Districts (O-1 and O-2) and their regulations are established in order to achieve, among others, the following purposes:

- (a) To provide sufficient areas that are suitable for office uses in appropriate, convenient and/or exclusive locations.
- (b) To encourage the logical and timely development of land for office development in accordance with the objectives, policies and proposals of the Master Plan.
- (c) To protect residential neighborhoods adjacent to office uses by restricting the types of establishments, particularly at the common boundaries, that would create congestion, noise or other objectionable influences.
- (d) To protect and stabilize both residential and nonresidential developments from congestion by requiring off-street parking facilities.
- (e) To carry out the following specific purposes:
 - (1) To provide Planned Office Districts (O-1) as functional and aesthetically pleasing areas for conducting business to serve as a transitional area between residential uses and commercial uses.
 - (2) To provide Planned Research Office Park Districts (O-2) in recognition that a growing number of businesses and industries seek to develop separate facilities for management headquarters, training areas, offices and research operations. Such facilities are often grouped in

order to provide common amenities, such as adequate and convenient parking, services, utilities, room for expansion and a park-like, harmonious atmosphere free from offensive noise, vibration, smoke, odor, glare and other objectionable features. The provision of such facilities requires a predetermined development plan, screening, adequate separation from areas of other land uses and more stringent controls. It is the purpose of the O-2 District to provide areas for such uses in order to meet contemporary needs.

(Ord. 58-01. Passed 5-29-01.)

1274.02 USE REGULATIONS.

(a) Uses Permitted by Right. A use listed in Schedule [1274.03](#) shall be permitted by right as a principal use in a district when denoted by the letter "P," provided that all requirements of other City ordinances and this Planning and Zoning Code have been met.

(b) Special Uses. A use listed in Schedule [1274.03](#) shall be permitted as a special use in a district when denoted by the letters "SU," provided the Planning Commission first makes the determination that the requirements of [Chapter 1280](#) have been met according to the procedures set forth in [Chapter 1230](#).

(c) Accessory Uses. A use listed in Schedule [1274.03](#) shall be permitted as an accessory use in a district when denoted by the letter "A". Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections of this Planning and Zoning Code.

(d) Compliance With Development Standards and Other Applicable Regulations. Although a use may be indicated as a permitted principal, special or accessory use in a particular office district, it shall not be approved on a parcel unless it can be located thereon in full compliance with all of the standards and other regulations of this Planning and Zoning Code applicable to the specific use and parcel in question.

(e) Uses Not Listed in Schedule. Any use not specifically listed as either a permitted principal or special use shall be a prohibited use in these zoning districts and shall only be permitted upon amendment of this Code and/or the Zoning Map as provided in [Chapter 1236](#), or upon a finding by the Planning Commission that a use is substantially similar according to the procedures set forth in Section [1230.11](#).

(Ord. 58-01. Passed 5-29-01.)

1274.03 SCHEDULE OF PERMITTED USES.

	<u>O-1</u> <u>Planned Office</u>	<u>O-2</u> <u>Planned Research Office Park</u>
(a) <u>Office and Professional Services</u>		
(1) Business, professional and administrative offices	P	P
(2) Conference centers/training facilities	A	P

(3) Financial institutions bank, investment/trust company, credit agency	A	A
(4) Research and testing facilities	SU	P
(5) Sales offices with product samples only	P	P
(6) Hospital	SU	SU
(b) <u>Retail, Services and Lodging</u>		
(1) Hotels/motels		P
(2) Retail and personal service uses in enclosed building	A	A
(3) Employee cafeterias, snack bars	A	A
(4) Restaurants	A	A
(c) <u>Community Facilities</u>		
(1) Day care facilities, child and/or adult	SU	SU
(2) Public safety facilities	SU	SU
(3) Public utility substations	SU	SU
(d) <u>Automotive/Transportation</u>		
(1) Helistops		SU
(2) Mass transit terminals		SU
(e) <u>Farms</u>	P	P
(f) <u>Other</u>		
(1) An aboveground storage container of flammable/combustible liquids, LPG (liquified petroleum gas), CNG (compressed natural gas) or hazardous materials in amounts exceeding 25 gallons*	X	X
(2) An aboveground storage container of flammable/combustible liquids, LPG (liquified petroleum gas), CNG (compressed natural gas) or hazardous materials in any size, for the sole purpose of on-site power generation*	SU*	SU*
(3) Employee physical fitness centers	A	A
(4) Par three golf courses or golf training facilities		P
(5) Outdoor storage		SU
(6) Telecommunications centers		P
(g) <u>Accessory Uses</u>		
(1) Fences	A	A
(2) Maintenance, waste disposal and storage facilities	A	A

(3) Off-street parking and loading	A	A
(4) Signs	A	A
(5) Swimming pools and other recreational facilities in connection with lodging facilities		A
P = Principal Use Permitted by Right SU = Special Use A = Accessory Use X = Specifically Prohibited Use Blank Cell = Use Not permitted *= Must comply with ACO Section 1610.17. Refer to Ohio Fire Code for definitions.		

(Ord. 58-01. Passed 5-29-01; Ord. 169-08. Passed 1-12-09; Ord. 54-09. Passed 5-26-09; Ord. 11-13. Passed 2-25-13.)

1274.04 LOT REQUIREMENTS.

Lots created in an Office District shall comply with the requirements set forth in Schedule [1274.04\(a\)](#).

(a) Schedule [1274.04\(a\)](#): Lot Requirements.

Schedule 1274.04(a)

<u>LOT REQUIREMENTS</u>		
	<u>O-1 Planned Office</u>	<u>O-2 Planned Research Office Park</u>
(1) Minimum lot size	1 acre	3 acres
(2) Minimum lot width (at the building line) ^(a)	150 feet	250 feet
(3) Minimum landscaped open space	20% of lot area	30% of lot area
(4) Maximum building coverage of lot	25% of lot area	30% of lot area
<u>Notes to Schedule 1274.04(a).</u>		
(a) Minimum lot frontage is equal to the minimum lot width.		

(b) Lots of Record. A lot of record existing on the effective date of this Planning and Zoning Code may be occupied by a use listed as a permitted principal use in Schedule [1274.03](#) for the district in which the lot is located even when the lot does not comply with the minimum requirements set forth in Schedule [1274.04\(a\)](#), provided the use can be conducted in compliance with all other requirements set forth in this Planning and Zoning Code.

(Ord. 58-01. Passed 5-29-01.)

1274.05 BUILDING SETBACK, SPACING AND HEIGHT REQUIREMENTS.

Every building shall be located on a lot in compliance with the building setback, spacing and height requirements set forth in Schedule [1274.05\(c\)](#).

(a) Waiver of Setback Requirements for Joint Development. The side and/or rear setback requirements, as applicable, may be waived to permit buildings on abutting properties to share a common wall, access or parking, provided the two buildings are approved as a joint development according to the procedures set forth in [Chapter 1228](#).

(b) Maximum Height. The maximum height of all principal and accessory buildings in the O-1 and O-2 Districts shall conform with the requirements of Schedule [1274.05\(c\)](#).

(c) Schedule 1274.05(c).

Schedule 1274.05(c)

□

MINIMUM BUILDING SETBACK, SPACING AND HEIGHT REQUIREMENTS

<u>Standard</u>	<u>O-1 Planned Office</u>	<u>O-2 Planned Research Office Park</u>
(1) Minimum building setback from street right-of- way	60 feet ^(a)	100 feet ^(a)
(2) Minimum setback from side or rear lot line:		
A. Adjacent to nonresidential district	25 feet	50 feet
B. Adjacent to residential district	50 feet	100 feet
(3) Minimum separation between buildings on the same lot	50 feet	50 feet
(4) Maximum building height	45 feet	45 feet
<u>Notes to Schedule 1274.05(c)</u> . (a) Where a lot fronts on an arterial or collector street, as defined in Chapter 1246 , the setbacks shall not be less than 100 feet from the road centerline for collector streets, and not less than 110 feet from the road centerline for arterial streets.		

(Ord. 58-01. Passed 5-29-01.)

1274.06 OFF-STREET PARKING AND LOADING REGULATIONS.

Off-street parking and loading areas shall comply with the regulations set forth in [Chapter 1292](#) and shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified in Schedule [1274.06\(a\)](#), unless otherwise noted.

(a) [Schedule 1274.06\(a\): Minimum Parking Setback Requirements.](#)

Schedule 1274.06(a)

MINIMUM PARKING SETBACK REQUIREMENTS		
	<u>O-1 Planned Office</u>	<u>O-2 Planned Research Office Park</u>
(1) Minimum setback from street right-of-way	60 feet	60 feet
(2) Minimum setback from side or rear lot line		
A. Adjacent to residential district	20 feet	20 feet
B. Adjacent to nonresidential district	5 feet	10 feet

(b) The area within the parking setback shall be landscaped in compliance with [Chapter 1294](#).

(c) Loading and service areas shall be located in a rear yard and shall comply with the parking setback requirements set forth in division (a) of this section and shall be screened in accordance with the provisions set forth in [Chapter 1294](#).

(Ord. 58-01. Passed 5-29-01.)

 **1274.07 REQUIRED DESIGN ELEMENTS.**

All uses in an O-1 or O-2 District shall comply with the requirements listed below.

(a) Site Development. Buildings and other improvements shall be placed on the lot so that the existing topography and landscape are disturbed as little as possible and so that the maximum number of desirable trees and other natural features are preserved.

(b) Buildings. Buildings shall comply with the following:

(1) No exterior wall shall be created without a minimum of a five-foot change in plane at intervals not to exceed 120 feet.

(2) The roof framing shall reflect the required offset described in division (b)(1) for the exterior wall.

(3) Multiple buildings on the same development site shall be of similar design and materials and shall generally present a unified appearance.

(4) A building designed and constructed as a residence shall not be occupied, in whole or in part, by another use unless the entire building is redesigned and reconstructed to express and serve the proposed use in regard to the exterior design of the building plan and the site plan. The

reconstruction must be made to conform to all requirements of the applicable building code pertaining to commercial structures.

(c) Streets. The street system shall be devised for the most advantageous development of the entire area, and shall provide for the future projection of the principal streets into adjoining unsubdivided land. Vehicular access to an O-1 or O-2 District or any lot therein shall be permitted only from an arterial street, through another Office District or from a local or collector street located entirely within an Office District.

(d) Utilities.

(1) Underground utility lines shall be used unless otherwise permitted by the Planning Commission.

(2) Water and sewerage facility improvements shall be provided in accordance with the Subdivision Regulations.

(Ord. 58-01. Passed 5-29-01.)

1274.08 ACCESSORY USE REGULATIONS.

All accessory buildings and structures shall comply with the development standards established for principal buildings and uses in Section [1274.05](#) except as otherwise set forth below:

(a) Fences. Fences shall comply with the standards set forth in Section [1294.08](#), except for fences erected principally as enclosures for swimming pools, which shall comply with the regulations set forth in [Chapter 1478](#) of the Building and Housing Code.

(b) Swimming Pools. All swimming pools associated with hotels or motels shall be located on the same lot as the building or buildings served, and shall be constructed and operated in accordance with the requirements in [Chapter 1478](#) of the Building and Housing Code and all other applicable City regulations.

(c) Signs. Signs shall comply with the regulations set forth in [Chapter 1290](#).

(Ord. 58-01. Passed 5-29-01.)

1274.09 PERFORMANCE STANDARDS.

All uses in an O-1 or O-2 District shall comply with the following performance standards:

(a) Waste Receptacles. All solid waste products, including empty packing boxes, that result from any permitted principal, special or accessory use shall either be disposed of, stored in buildings, or completely enclosed in containers. Such building, container or dumpster shall be:

(1) Located in a side or rear yard, and shall comply with the minimum parking setbacks established in Schedule [1274.06\(a\)](#).

(2) Screened from view according to the requirements of [Chapter 1294](#).

(b) Lighting. All lighting shall be so arranged as to direct light away from adjacent parcels and streets and shall not be of excessive brightness or cause a glare hazardous to motorists or reasonably objectionable to adjacent property owners.

(1) No direct or reflected glare is permitted which is visible from any property or from any public street, road or highway.

(2) All parking areas and walkways shall be illuminated to a minimum of one foot-candle.

(3) No freestanding light post shall exceed a height of 30 feet.

(c) Enclosure. All uses and operations, except off-street parking and loading facilities, shall be performed wholly within enclosed buildings, unless specifically permitted otherwise.

(Ord. 58-01. Passed 5-29-01; Ord. 39-17. Passed 6-12-17.)

1274.10 LANDSCAPING AND SCREENING REQUIREMENTS.

Visual screening and landscape buffers shall be provided for all lots in any Office District in accordance with the provisions set forth in [Chapter 1294](#).

(Ord. 58-01. Passed 5-29-01.)

1274.11 DEVELOPMENT PLAN REVIEW.

All uses in an Office District shall be permitted only after development plans have been reviewed and approved by Planning Commission according to the procedures set forth in [Chapter 1228](#).

(Ord. 58-01. Passed 5-29-01.)

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

For further information regarding the official version of any of this Code of Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588.