

1115. "O" Office District:

District Intent: It is the intent of this **Section** that the "O" Zoning District be developed and reserved for Business, office, institutional, or specified public purposes. The regulations which apply within this District are designed to encourage the formation and continuance of a quiet, compatible and uncongested environment for office type business or professional firms and certain public Uses and to discourage any encroachment by unrestricted retail and/or wholesale business establishments, industrial concerns, or other Uses capable of adversely affecting the specialized commercial, institutional and housing character of the District.

(a) **Permitted Uses:**

- (i) Medical, dental, chiropractic or other medically oriented office, outpatient clinic and laboratory, and Health Services.
- (ii) Artist Studios for crafts, dance, drama, music, and photography.
- (iii) Multi-unit Office Parks.
- (iv) Lifetime Learning.
- (v) Office Buildings and offices for governmental, business, professional or general purposes, but not including any storage, sale, rental or servicing of goods on the Premises.
- (vi) Photographic studios.
- (vii) Radio and/or television studios.
- (viii) Customary Accessory Buildings and Uses incidental to the above Permitted uses and any Conditional Uses permitted by the County Commission. (Revised-3/3/98)

(b) **Conditional Uses:** The following Uses may be permitted in this District on a conditional basis upon approval by the County Commission: (Revised-3/3/98)

- (i) Schools.
- (ii) Day Care Center Facilities.
- (iii) One residential Dwelling Unit per Lot as an Accessory Use within the same structure as the commercial activity. (Revised-2/1/05)
- (iv) Waste water Treatment Plant and Land Application System. (Revised – 10/14/14)

(c) **Lot and Building Requirements:**

Minimum Lot Area.....	30,000 Square Feet
Minimum Lot Width at Building Line.....	150 Feet
Minimum Front Setback.....	75 Feet
Minimum Rear Setback.....	50 Feet
Minimum Side Setback, Road.....	35 Feet
Minimum Side Setback, Interior.....	30 Feet
Maximum Percent of Lot Coverage.....	30%

(d) **Special Site Regulations:**

- (i) Maximum percent of gross land to be covered.....60%
(Revised-3/3/98)

- (ii) Minimum open space required..... 25%