

ARTICLE VII. - OFFICE DISTRICTS

Sec. 55-301. - LO, GO.

Sec. 55-302. - General purpose.

The office districts are included for this chapter to achieve the following objectives:

- (a) To reserve appropriately located areas for offices and commercial services of similar intensity with the metropolitan area.
- (b) To distinguish land in office uses as separate from other more intensive commercial uses and to recognize different effects of different kinds of office facilities.
- (c) To promote flexibility in the design and development of office service areas, while maintaining high standards of design and ensuring neighborhood compatibility.
- (d) To allow for a mixture of compatible urban uses that reinforce primary office development.
- (e) To facilitate planning for urban services appropriate to anticipated traffic generation, service requirements, and office needs generated by nearby neighborhoods and the city as a whole.

(Code 1980, § 55-302)

Sec. 55-303. - LO limited office district.

Sec. 55-304. - Purpose.

The LO limited office district is intended to provide office locations generally serving neighborhood or community needs. The LO district may be located adjacent to or within residential areas and is designed to be compatible in scale and land use intensity with residential settings. The district allows for the integration of limited supporting commercial uses into office developments. Combined with the MD major development overlay district, it is also appropriate for larger office developments, characterized by small buildings, low site coverage, and extensive landscaping. The LO district is most appropriate along collector and arterial streets, in areas of transition between residential and higher intensity uses, and in areas of existing and new office development.

(Code 1980, § 55-304)

Sec. 55-305. - Permitted uses.

The following use types are permitted:

- (a) *Office uses.*
General offices
- (b) *Commercial uses.*
Consumer convenience services
- (c) *Civic uses.*
Administrative services

Convalescent services
Cultural services
Day care (limited)
Day care (general)
Emergency residential care
Guidance services
Local utility services
Park and recreation services
Primary educational facilities
Religious assembly
Social clubs

(Code 1980, § 55-305; Ord. No. 33545, § 4, 5-2-95)

Sec. 55-306. - Conditional uses.

The following use types are allowed, subject to approval of a conditional use permit, as provided by section 55-883:

- (a) *Residential uses.*
 - Single-family (detached)
 - Single-family (attached)
 - Duplex residential
 - Two-family residential
 - Townhouse residential
 - Multiple-family residential
 - Small group living (disabled)
 - Small group living (nondisabled)
- (b) *Civic uses.*
 - College and university facilities
 - Community recreation
 - Hospital services (limited)
 - Postal facilities
 - Recreational clubs
 - Safety services

Secondary educational facilities

(c) *Office uses.*

Financial services

Medical offices

(d) *Commercial uses.*

Business support services

Communications services

Food sales (limited)

General retail sales

Personal services

Restaurant (limited)

(Code 1980, § 55-306; Ord. No. 33545, § 5, 5-2-95; Ord. No. 38198, § 16, 7-29-08)

Sec. 55-307. - Special permit uses.

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

(a) *Residential uses.*

Large group living

(b) *Civic uses.*

Hospital services (general)

Transitional living

(c) *Commercial uses.*

Research services

(d) *Miscellaneous uses.*

Broadcasting tower

Wind energy conservation system

(Code 1980, § 55-307; Ord. No. 38198, § 16, 7-29-08)

Sec. 55-308. - Site development regulations.

Each site in the LO limited office district shall be subject to the following site development regulations:

Regulator	Requirement
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Lot area	5,000 square feet minimum
Lot width	50 feet minimum
Floor area ratio	0.50 maximum
Front yard	25 feet minimum
Street side yard	15 feet minimum
Interior side yard	5 feet minimum
Rear yard	15 feet minimum
Height	40 feet maximum
Building coverage	50 percent maximum
Impervious coverage	65 percent maximum

(Code 1980, § 55-308)

Sec. 55-309. - Additional regulations.

- (a) *Residential uses.* Residential uses are allowed as a special or conditional use, and are subject to the site development regulations for residential uses in the R6 low-density multiple-family district . Other conditions may be required as part of approval of a special or conditional use permit.
- (b) *Commercial uses.* Certain commercial uses are allowed as permitted or conditional uses only within office projects which are common developments in the LO district, subject to the following additional regulations:
 - (1) Commercial uses may be located within the same building as other uses or in separate buildings

incorporated into a mixed use common development.

- (2) Commercial uses shall not comprise over 25 percent of the gross floor area within any single common development.
- (3) Each square foot of commercial area shall be considered the equivalent of two square feet of office or other uses for the purpose of calculating the floor area ratio of a given site.

(c) *Large projects.*

- (1) Any project proposed in the LO district for a site of two acres and over or including a building floor area of 20,000 square feet and over is subject to site plan approval, as provided by section 55-882. Site plan approval is further required for projects involving phasing or expansion when the total project meets or exceeds these limits.
- (2) All projects encompassing an area of ten acres or over within an LO district shall require a special permit as set forth in section 55-884. A special permit is further required for projects involving phasing or expansion when the total project is equal to or greater than ten acres.

(Code 1980, § 55-309; Ord. No. 38198, § 16, 7-29-08)

Secs. 55-310—55-320. - Reserved.

Sec. 55-321. - GO general office district.

Sec. 55-322. - Purpose.

The GO general office district is intended to provide office locations serving community and city-wide needs. The GO district allows for relatively intense office development, together with selected complementary commercial uses integrated into such developments. Site development regulations are designed to ensure compatibility with adjacent or neighboring residential development.

GO districts are most appropriately found along or near minor and major arterial streets, on the edge of residential areas, in areas of existing office development, and in areas appropriate for new development. The GO district, through conditional use permits, also provides for large office developments and projects which in appropriate urban settings exceed allowed use intensities and regulations provided.

(Code 1980, § 55-322)

Sec. 55-323. - Permitted uses.

The following use types are permitted:

(a) *Office uses.*

Financial services

General offices

Medical offices

(b) *Commercial uses.*

Communications services

Consumer convenience services

- Restaurant (limited)
- (c) *Civic uses.*
 - Administrative services
 - College and university facilities
 - Convalescent services
 - Cultural services
 - Day care (limited)
 - Day care (general)
 - Emergency residential care
 - Guidance services
 - Hospital services (limited)
 - Local utility services
 - Park and recreation services
 - Postal facilities
 - Recreational clubs
 - Religious assembly
 - Secondary educational facilities
 - Social clubs

(Code 1980, § 55-323; Ord. No. 33545, § 6, 5-2-95)

Sec. 55-324. - Conditional uses.

The following use types are allowed, subject to approval of a conditional use permit, as provided by section 55-883:

- (a) *Residential uses.*
 - Single-family (detached)
 - Single-family (attached)
 - Duplex residential
 - Two-family residential
 - Townhouse residential
 - Multiple-family residential
 - Large group living
 - Small group living (disabled)

Small group living (nondisabled)

(b) *Civic uses.*

Community recreation

Hospital services (general)

Primary educational facilities

Safety services

(c) *Commercial uses.*

Building maintenance services

Business support services

Business or trade school

Food sales (limited)

General retail sales

Personal services

Research services

Restaurant (general)

(Code 1980, § 55-324; Ord. No. 33545, § 7, 5-2-95; Ord. No. 38198, § 17, 7-29-08)

Sec. 55-325. - Special permit uses.

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

(a) *Civic uses.*

Transitional living

(b) *Commercial uses.*

Bed and breakfast inns

Hotel/motel

(c) *Parking uses.*

Parking structure

Surface parking

(d) *Miscellaneous uses.*

Broadcasting tower

Wind energy conservation system

(Code 1980, § 55-325; Ord. No. 38198, § 17, 7-29-08)

Sec. 55-326. - Site development regulations.

Each site in the GO general office district shall be subject to the following site development regulations:

Regulator	Requirement
Lot area	5,000 square feet minimum
Lot width	50 feet minimum
Floor area ratio	1.5 maximum
Front yard	25 feet minimum
Street side yard	15 feet minimum
Interior side yard	5 feet minimum to 40 feet height of building; 2 additional feet for each additional 10 feet in height
Rear yard	15 feet

Height	120 feet maximum; 45 feet maximum where building is within 100 feet of any lot zoned R5 or below
Building coverage	60 percent maximum
Impervious coverage	80 percent maximum

(Code 1980, § 55-326)

Sec. 55-327. - Additional regulations.

- (a) *Residential uses.* Residential uses are allowed as a conditional use, and are subject to the site development regulations for residential uses in the R7 medium-density multiple-family district . Other conditions may be required as part of approval of a conditional use permit.
- (b) *Commercial uses.* Certain commercial uses are allowed as permitted or conditional uses only within office projects which are common developments in the GO district, subject to the following additional regulations:
 - (1) Commercial uses may be located within the same building as other uses or in separate buildings incorporated into a mixed use common development.
 - (2) Commercial uses shall not comprise over 25 percent of the gross floor area within any single common development.
 - (3) Each square foot of commercial area shall be considered the equivalent of two square feet of office or other uses for the purpose of calculating the permitted floor area ratio of a given site.
- (c) *Large projects.*
 - (1) Any project proposed in the GO district for a site of four acres and over or including a building floor area of 40,000 square feet and over is subject to site plan approval, as provided by section 55-882. Site plan approval is further required for projects involving phasing or expansion when the total project meets or exceeds these limits.
 - (2) Any project encompassing an area of ten acres or over within the GO district shall require a special permit as set forth in section 55-884. A special permit is further required for projects involving phasing or expansion when the total project is equal to or greater than ten acres.

- (3) A project may be constructed in the GO district in excess of the permitted floor area ratio or height, subject conditional use permit, as set forth in section 55-883.

(Code 1980, § 55-327; Ord. No. 38198, § 17, 7-29-08)

Sec. 55-328. - Floor area bonus for parking structures.

- (a) *Purpose.* This section is intended to encourage projects to incorporate some or all of their off-street parking within the exterior walls of the project or in parking structures adjacent to and connected with the project.
- (b) *Eligible methods for providing off-street parking.* Off-street parking may be incorporated into a project as follows to qualify for the floor area bonus:
- (1) Inclusion of one or more off-street parking levels within the exterior walls of one or more primary structures of the project.
 - (2) Construction of a parking structure on the same or an adjacent site to the project or, if not adjacent, connected to the project by a specifically designated pedestrian path.
- (c) *Floor area bonus.* Any project providing all or part of its off-street parking requirement in accordance with section 55-734 shall receive an increase in its permitted floor area ratio, as set forth in table 55-328.

TABLE 55-328. FLOOR AREA BONUS FOR PARKING STRUCTURES

Percentage of Required Off-Street Parking Within Project or in an Eligible Parking Structure	Bonus as a Percentage Increase in Permitted Floor Area Ratio
10—30%	20%
31—50%	40%
50—75%	80%
76—100%	100%

(Code 1980, § 55-328)

Secs. 55-329—55-340. - Reserved.