

SECTION 21. O - OFFICE DISTRICT

A. **Purposes.** These districts are composed of structures occupied by or suitable for such uses as offices and studios, usually located between residential areas and business areas. The district regulations are designed to protect and encourage the transitional character of the districts by permitting a limited group of uses of a commercial nature while protecting the abutting and surrounding residential areas by requiring minimum yard areas and setbacks comparable to those called for in the residential districts. **(Ord. No. 2008-25, §3, 8-12-2008)**

B. **Applicability.** The O district is applicable to any area where commercial zoning is contiguous to or in close proximity to residential zoning classification and the desirability of residential is impacted by traffic volume or surrounding commercial uses.

C. **Required Lot and Building Dimensions for Non-Residential Uses.**

MINIMUM LOT AREA	5,000 sqft.
MINIMUM LOT WIDTH	50 feet
MINIMUM FRONT YARD	A lot that adjoins a residential district that is not a reverse corner lot – same as that residential district (Ord. No. 2012-38, §5,11-13-2012) A lot that adjoins a residential district that is a reverse corner lot – 0'-20' A lot that adjoins a commercial district – 0' – 20'
MINIMUM 1 SIDE / MINIMUM COMBINED FRONT AND REAR YARD*	No improvements shall be allowed within 10' on the residentially zoned side and No party wall or adjoining building are permitted between lots 5' feet if on the commercially zoned side
MINIMUM REAR / MINIMUM COMBINED FRONT AND REAR YARD	10' with appropriate shielding from any adjacent residentially zoned lot.
MAXIMUM BUILDING AREA	Limited to 3,500 sqft. for the office area of the structure (Ord. No. 2015-36, §5, 11-10-2015)
MAXIMUM BUILDING HEIGHT	2 story, up to 30 feet

D. **Permitted Uses.** The uses permitted in the O district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted”.

E. **Restrictions on Particular Uses.** The following “Restricted” uses have the additional requirements specified in this section. **(Ord. No. 2012-04, §5,4-24-2012)**

1. Mixed-use Dwelling Units must meet the following specific site and building design standards:
 - a. Each unit, residential and commercial, shall have two clearly distinct areas.
 - b. Each area shall separately and independently meet the required building codes applicable to the intended use for that portion of the building.
 - c. Occupational or vocational uses allowed in the non-living portion may be any non-residential use allowed in the zoning district. The use shall not by reason of noise, odor, or physical operation create any impacts on adjacent lots that are adverse to adjacent uses. Uses with a tendency to create external impacts or visible signs of operation may be further limited in terms of site design or hours of operation in order to minimize potential impacts.

- d. Required parking shall be based on the greater of the parking required for the non-living area or the living area.
2. It is desirous that adaptive reuse of existing structures be the objective for use as an office/studio. If demolition is desired by the owner, the owner must submit a request to the City Manager for consideration of demolition. The City Manager will determine if demolition is an acceptable alternative to restoration.
3. If an Accessory Dwelling is located on the property, the property owner must occupy either the Accessory Dwelling or mixed use dwelling. The remaining dwelling unit may be a rental unit. There shall be no more than two dwelling units on the lot.