

## **ARTICLE 6. OFFICE & INDUSTRIAL DISTRICTS**

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### **6.0 PURPOSE STATEMENTS**

#### **1. O-1 Restricted Office District**

The O-1 Restricted Office District is intended for areas of small-scale office buildings that can be sited in close proximity to residential neighborhoods without adverse visual or physical impact on these areas. Buildings in the O-1 District range from single-story to multi-story and are typically sited along primary or secondary thoroughfares. This district may also contain structures originally built to accommodate another use, such as dwellings, which are suitable for office conversion.

#### **2. O-2 Office Campus District**

The O-2 Office Campus District is intended for areas of large office buildings. The O-2 District accommodates large, accessible land parcels where office buildings can be built in a campus or park-like setting.

#### **3. I-1 Restricted Industrial District**

The I-1 Restricted Industrial District is intended to accommodate light industrial facilities including, but not limited to, businesses that manufacture from previously prepared materials of finished products or parts. Incidental storage, sales, showcasing, and distribution of products may also occur within the district. Industrial activities within the I-1 District occur within enclosed structures and may occur outdoors.

#### **4. I-2 General Industrial District**

The I-2 General Industrial District is intended to accommodate moderately intensive industrial facilities including, but not limited to, businesses that manufacture products from processed or unprocessed raw materials. Incidental storage, sales, showcasing, and distribution of products may also occur within the district. The industrial activities within the I-2 District may produce external effects perceptible on adjacent properties, but are generally not offensive or noxious.

## 5. I-3 Intensive Industrial District

The I-3 Intensive Industrial District is intended to accommodate heavy industrial facilities, including, but not limited to, businesses that manufacture or compound raw materials. These industrial activities may produce noise, vibration, odor, heat, glare, and other effects perceptible to adjacent properties, and may have greater than average impacts on the environment.

### 6.1 USES

Article 8 lists permitted and special principal uses and temporary uses for the office and industrial districts.

### 6.2 DIMENSIONAL STANDARDS

Table 6-1: Office and Industrial Districts Dimensional Standards establishes the dimensional standards for the office and industrial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

| <b>Table 6-1: Office and Industrial Districts Dimensional Standards</b> |               |               |               |   |   |
|---|---------------|---------------|---------------|---|---|
|   | <b>O-1</b>    | <b>O-2</b>    | <b>I-1</b>    | <b>I-2</b>  | <b>I-3</b>  |
| <b>Bulk Standards</b>   |               |               |               |   |   |
| <b>Minimum Lot Area</b>   | 10,000sf      | 2 ac          | 20,000sf      | 30,000sf  | 40,000sf  |
| <b>Minimum Lot Width</b>  | 80'           | 150'          | 100'          | 100'  | 150'  |
| <b>Maximum Building Height</b>  | 40'           | 85'           | 45'           | 45' at min. setback line, but may increase height by 1' for every 1' of additional setback when adjacent to a non-residential district or 1' in height for every 1.5' of additional setback when adjacent to residential district | 45' at min. setback line, but may increase height by 1' for every 1' of additional setback when adjacent to a non-residential district or 1' in height for every 1.5' of additional setback when adjacent to residential district |
| <b>Design Standards</b>   | Section 6.3.1 | Section 6.3.1 | Section 6.3.2 | Section 6.3.2   | None  |

| <b>Table 6-1: Office and Industrial Districts Dimensional Standards</b> |  |            |  |  |  |
|---|--|------------|--|--|--|
|   | <b>O-1</b>   | <b>O-2</b> | <b>I-1</b>   | <b>I-2</b>   | <b>I-3</b>   |
| <b>Minimum Setbacks</b>   |  |            |  |  |  |
| <b>Front Setback</b>  | 30'  | 75'        | 40'  | 40'  | 50'  |
| <b>Interior Side Setback</b>  | 10', unless abutting a residential district then 30' | 50'        | 15', unless abutting a residential district then 40' | 15', unless abutting a residential district then 40' | 15', unless abutting a residential district then 40' |
| <b>Corner Side Setback</b>  | 25'  | 75'        | 30'  | 30'  | 30'  |
| <b>Rear Setback</b>   | 30'  | 50'        | 40'  | 40'  | 40'  |
| <b>Transitional Yard</b>  | 30'  | 50'        | 40'  | 40'  | 40'  |

### 6.3 DESIGN STANDARDS

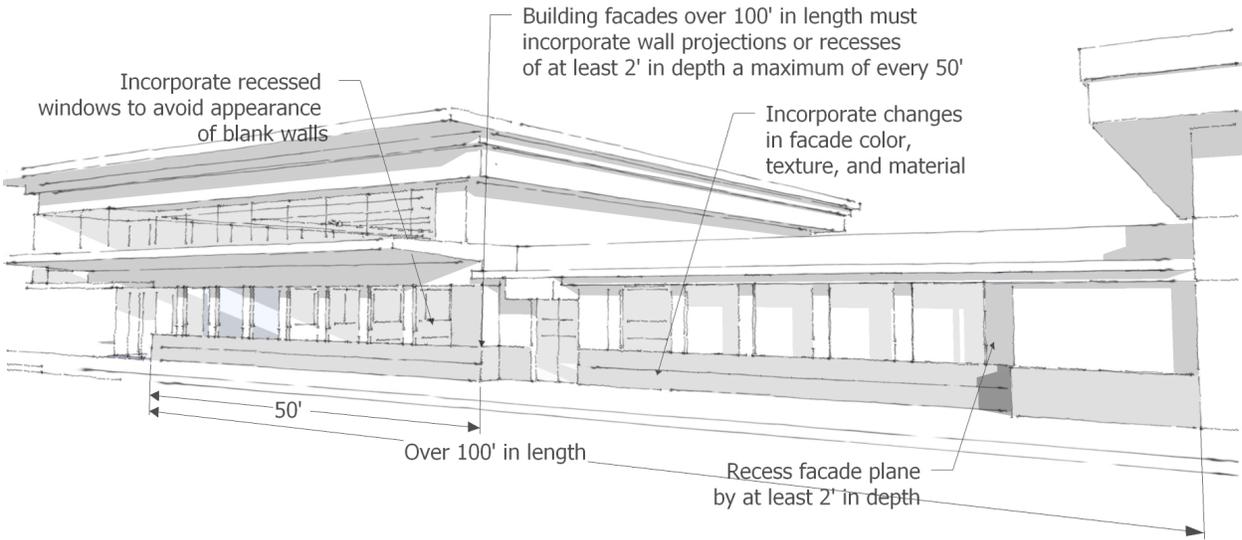
The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling.

#### 1. O-1 and O-2 District Design Standards

##### a. Façade Design

The following standards apply to all façades that face a public right-of-way, excluding alleys, or abut a residential district, and any façade where a building entrance is located.

- (1) All façades must have at least two of the following architectural features to avoid the appearance of blank walls: change in plane of at least two feet in depth, reveals, windows and openings, and changes in color, texture and/or material to add interest to the building elevation.
- (2) The use of highly reflective wall surface material, and mirror glass on exterior walls is prohibited.
- (3) Rooflines of buildings that are over 100 linear feet in facade length must be variegated. Said variation in roof height must repeat on-center no more than every 50 linear feet of building frontage, with a minimum dimension of 2 feet for vertical variation.



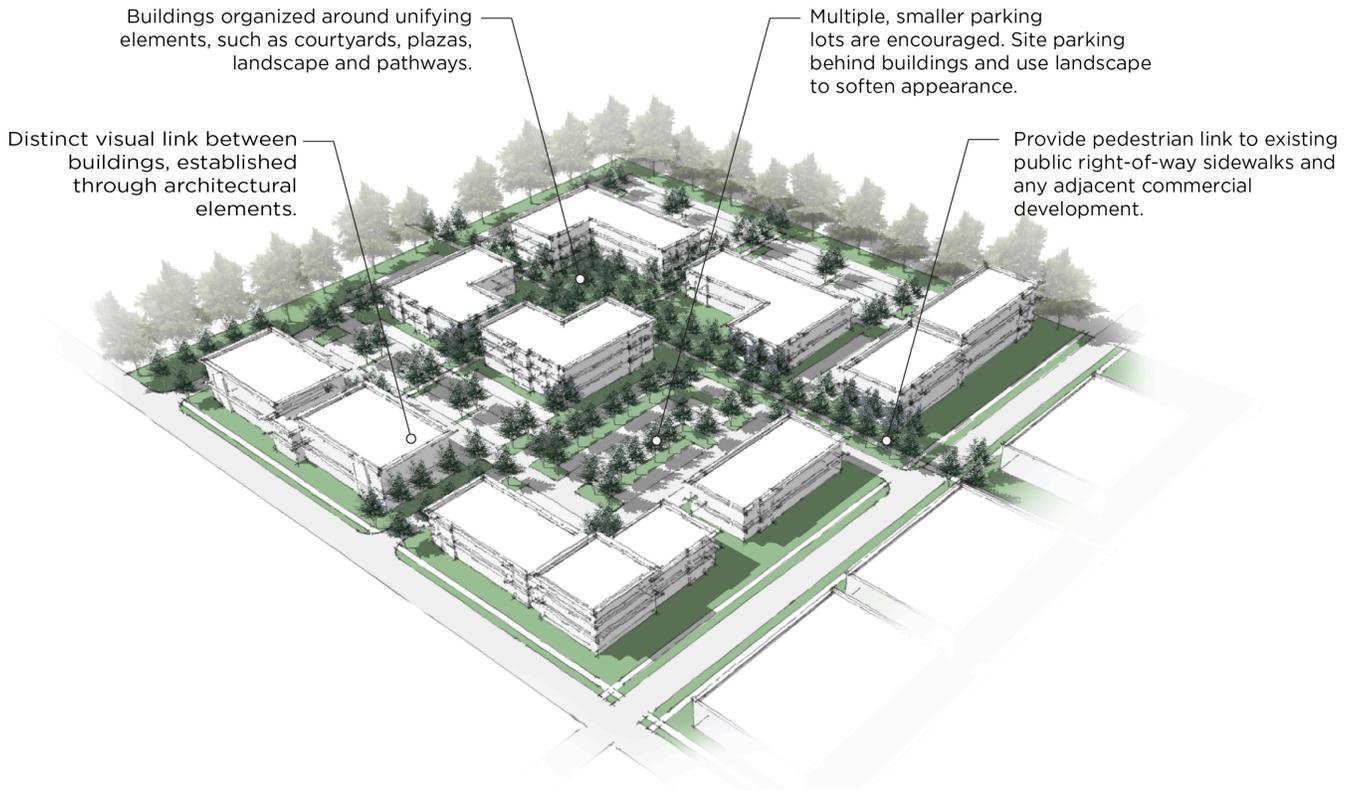
**b. Roof Design**

- (1) Green roof, blue roof, and white roof designs are encouraged.
- (2) The following roof materials are prohibited:
  - (a) Corrugated metal (standing seam metal roofs are permitted)
  - (b) Reflective surfaces that produce glare (this does not include solar panels)

**c. Site Design**

- (1) When office structures are sited within 50 feet of any lot line abutting a public street, public entrances and primary building elevations must be included along facades that face such public streets. Main entrances to the buildings must be well defined.
- (2) In multi-building complexes, the campus must be designed in a manner that unifies the various site components through the use of similar design features, construction, material, or colors.
- (3) In multi-building complexes, a distinct visual link must be established among various buildings by using architectural or site design elements such as courtyards, plazas, landscape, and walkways to unify the project. The design of accessory buildings, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, must be incorporated into, and compatible in design concept with, the overall design of the project and the main buildings on the site.

- (4) The on-site parking lot that serves the development must not be a dominant visual element along a primary roadway. The construction of multiple smaller lots, separated by principal buildings and required interior landscape, or the placement of parking lots behind buildings, is required to minimize and soften the appearance of parking areas.
- (5) Developments must provide a pedestrian link to existing public right-of-way sidewalks and any adjacent commercial development to ensure safe pedestrian access between the development and adjacent commercial uses outside the development.



**d. Building Materials**

- (1) The following building materials are prohibited as primary surface finish material but may be used as decorative or detail elements, or as part of the exterior construction that is not used as a surface finish material.
  - (a) Corrugated metal
  - (b) Aluminum, steel or other metal sidings
  - (c) Exposed aggregate (rough finish) concrete wall panels

(d) Exterior insulating finish systems (EIFS); however, use of EIFS is prohibited as a primary or decorative building material at any point up to four feet in height on a structure's facade

(e) Plastic

(f) Vinyl

(2) The following building materials are prohibited:

(a) Plain concrete block

(b) T-111 composite plywood siding

## **2. I-1 and I-2 District Design Standards**

### **a. Façade Design**

The following standards apply to all façades that face a public right-of-way, excluding alleys, or abut a residential district, and any façade where a building entrance is located.

(1) Building elevations must consist primarily of office-type exterior architecture, including windows and public entrances. Main entrances to the buildings must be well defined

(2) All façades must have at least two of the following architectural features to avoid the appearance of blank walls: change in plane of at least two feet in depth, reveals, windows and openings, and changes in color, texture and/or material to add interest to the building elevation.

(3) The use of highly reflective wall surface material, and mirror glass on exterior walls is prohibited.

(4) Rooflines of buildings that are over 100 linear feet in facade length must be variegated. Said variation in roof height must repeat on-center no more than every 50 linear feet of building frontage, with a minimum dimension of 2 feet for vertical variation.

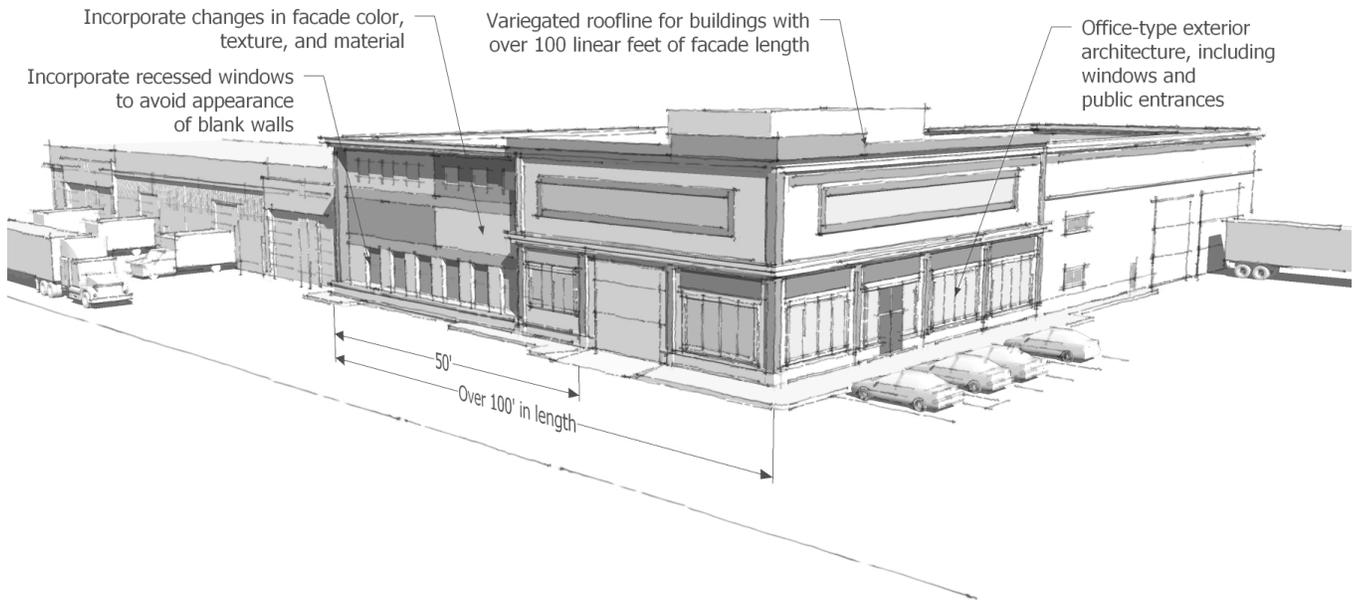
### **b. Roof Design**

(1) Green roof, blue roof, and white roof designs are encouraged.

(2) The following roof materials are prohibited:

(a) Corrugated metal (standing seam metal roofs are permitted)

(b) Reflective surfaces that produce glare (this does not include solar panels)



**c. Site Design**

- (1) In multi-building complexes, the campus must be designed in a manner that unifies the various site components through architectural or site design elements, such as courtyards, plazas, landscape, and walkways
- (2) Campus developments must provide a pedestrian link to existing public right-of-way sidewalks and any adjacent commercial development to ensure safe pedestrian access between the campus and adjacent commercial uses outside the development.

**6.4 GENERAL STANDARDS OF APPLICABILITY**

**1. Site Development Standards**

See Article 10 (Site Development Standards) for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

**2. Off-Street Parking and Loading**

See Article 11 (Off-Street Parking and Loading) for off-street parking and loading standards and requirements.

**3. Landscape**

See Article 12 (Landscape) for landscape, buffering, and screening standards and requirements.

**4. Signs**

See Article 13 (Signs) for standards governing signs.