

## SECTION 27 0-2 - OFFICE DISTRICT - 2

### 27.1 GENERAL PURPOSE AND DESCRIPTION:

The O-2, Office District is established to accommodate a variety of mid- and high-rise office developments providing for professional, financial, medical and similar services for local residents; corporate offices for regional and national operations; and major employment centers for city, county and state governmental entities. Limited retail establishments incidental to the main uses may be appropriate in association with large office complexes. These areas must also locate adjacent to a major thoroughfare or freeway. Since this District is intended for more intensive nonresidential uses, landscape treatment and other visual site treatments are appropriate. Multi-story buildings must also be buffered from nearby single-family areas through the use of setbacks, landscape buffers, and thoroughfares.

### 27.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Accessory uses to the main use
3. Professional, administrative, and general office uses
4. Uses permitted by Specific Use Permit according to Section 35

### 27.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - Eight (8) stories; for height over two stories, an additional setback is required (see Section 27.4 A [4] and [5]).

### 27.4 AREA REGULATIONS:

#### A. Size of Yards:

1. **Minimum Front Yard:** Fifty feet (50'); all yards adjacent to a street shall be considered a front yard.
2. **Minimum Side Yard:** Exterior, twenty-five feet (25'); interior, none
3. **Minimum Rear Yard:** Twenty feet (20')
4. **Adjacent to a Single-Family District:** The side or rear setback, whichever is adjacent to the single-family zoning district, shall observe a sixty-foot (60') setback if the office use is over one story in height.
5. **Additional setback for structures over 2 stories:** One (1) additional foot setback for each additional two feet (2') in height above 2 stories. Such additional setback shall be applied on all sides of the lot and be measured from the existing required setbacks.

#### B. Size of Lots:

1. **Minimum Lot Size:** Ten thousand (10,000) square feet
2. **Minimum Lot Width:** Seventy feet (70')
3. **Minimum Lot Depth:** One hundred feet (100')

#### C. **Maximum Lot Coverage:** Sixty percent (60%) including accessory buildings

### 27.5 SPECIAL REQUIREMENTS:

- A. **Parking Requirements:** As established by Section 38, Off Street Parking and Loading Requirements.
- B. Open storage is prohibited.
- C. For site plan requirements, see Section 42.
- D. Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling or nonresidential purposes.
- E. All mechanical, heating and air conditioning equipment shall be screened from public view.
- F. **Other Regulations:** As established in the Development Standards, Sections 37 through 45.