

312 OFFICE COMMERCIAL DISTRICT (OC)

312-1 Intent and Purpose

The intent of this District is to encourage office complex development of institutional, professional, medical/dental, governmental and other office business uses. The purpose is to accommodate the increasing office needs in complexes ranging in size from small to large-scale development. Office uses are the primary use of this District. To serve the employees of the office complex, some accessory commercial and high density residential uses may be permitted through the Planned Development process.

312-2 Uses Permitted Under a Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

312-2.1 Accessory Uses and Structures - Section 430-1.

312-2.2 Any Type II or III use, expansion of an existing use or change of use which meets all of the following:

- A. Is exempt from application of the Public Facility Standards under Section 501-2;
- B. Is not in an "Area of Special Concern" as designated on the applicable Community Plan map;
- C. Is on an existing lot;
- D. Does not amend any previous approval or previous condition of approval;
- E. Is in compliance with all applicable standards of this Code; and
- F. Is not a telecommunication facility allowed through a Type II or III procedure.

312-2.3 Bus Shelter - Section 430-23.

312-2.4 Recycle Drop Box - Section 430-113.

312-2.5 Temporary Use - Section 430-135.1.

312-2.6 Facility 3 and 4 Communication Towers that:

- A. Do not exceed a maximum height of seventy-five (75) feet; and
- B. Are located on a lot or parcel of which less than fifty (50) percent of the perimeter abuts a residential district. For the purpose of this subsection, lots or parcels that are separated from the proposed site by an existing or dedicated public or private street or right-of-way shall be considered as abutting the perimeter of the proposed site - Section 430-109.

312-2.7 Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.3.

312-2.8 Facility 2 Communication Towers, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2, that:

- A. Do not exceed a maximum height of seventy-five (75) feet; and
- B. Are located on a lot or parcel of which more than fifty (50) percent of the perimeter abuts a residential district. Notwithstanding, Facility 2 communication towers may be located on a lot or parcel of which less than fifty (50) percent of the perimeter abuts a residential district. For the purpose of this subsection, lots or parcels that are separated from the proposed site by an existing or dedicated public or private street or right-of-way shall be considered as abutting the perimeter of the proposed site - Section 430-109.4.

312-3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

312-3.1 Access to a manufactured dwelling park - Section 430-77.16.

312-3.2 Accessory Uses to an Office Commercial Center.

A. The following accessory uses may be allowed when the conditions of Section 312-3.2 B. (1 - 6) are met:

- (1) Convenience Grocery - Section 430-35.
- (2) Drive-In or Drive-Up Restaurants - Section 430-41.
- (3) Eating and Drinking or Food Specialty Establishments - limited to a maximum, gross floor area of five-thousand (5,000) square feet per use.
- (4) Personal Service Establishments such as laundry, dry cleaner, photo studio, barber, shoe repair and similar uses - limited to a maximum gross floor area of five-thousand (5,000) square feet per use.
- (5) Retail Business such as variety, hardware, drug, clothing, hobby or similar uses - limited to a maximum gross floor area of ten-thousand (10,000) square feet per use.
- (6) Service Station - 430-123.
- (7) Special Recreation Use - Section 430-131.

B. The Accessory Uses of Section 312-3.2 A. may be allowed provided the following conditions are met:

- (1) The use is scaled to serve the tenants of the complex or surrounding office commercial area;
- (2) Uses are located on the first or second story of the structure except that restaurants and cafeterias may be located on any floor;
- (3) Gross floor area of the Accessory Uses does not exceed twenty (20) percent of the gross ground floor area of new or existing structures, and in no case more than provided for the use in 312-3.2 A. No more than twenty (20) percent of a development may be used for accessory uses;
- (4) The Accessory Use shall not be developed prior to construction of the office commercial space on which the twenty (20) percent area is based;
- (5) The access is by an internal office complex street;
- (6) Siting and signage are internally oriented. A conceptual master signage plan for the office complex or surrounding office commercial area shall be submitted which demonstrates that proposed signage for accessory uses will be internally oriented to the office complex or surrounding office commercial area.
- (7) A conceptual master plan for development of the office complex or surrounding office commercial area shall be submitted which shows:
 - (a) The relationship of proposed accessory uses to the primary office uses; and
 - (b) Compliance with the standards of Section 312-3.2 B.

312-3.3 Ambulance Service - Section 430-9.1.

312-3.4 Commercial School - such as vocational, music, dance, martial arts.

312-3.5 Day Care Facility - Section 430-53.2.

312-3.6 Drive-Up Banks - Section 430-41.

312-3.7 Expansion of existing eating and drinking establishments, limited to a maximum gross floor area of five-thousand (5,000) square feet.

312-3.8 Expansion of existing special recreation uses existing on or before March 26, 1984. For required standards see Section 430-131.

312-3.9 Finance, Insurance and Real Estate.

312-3.10 Funeral Home, Crematorium.

312-3.11 Heliport (Personal use only) - Section 430-59.

312-3.12 Medical and Health Services - such as laboratories, clinics, offices, supplies, rental, sales and service.

- 312-3.13 Membership Organizations, including churches.
- 312-3.14 Offices.
- 312-3.15 Park and Ride Facility - Section 430-89.
- 312-3.16 Public Utility - Section 430-105.
- 312-3.17 Radio Station.
- 312-3.18 Service Businesses - including but not limited to adjustment and collection agencies, advertising agency, business management services, credit agency, duplicating, addressing, blue printing, photocopying, mailing and stenographic services, employment agency, office equipment rental agencies, telephone answering service, and other business services such as bondsmen, drafting, detective agencies, notary public and like services, building services such as cleaning and mail order stores.
- 312-3.19 Service Station, Car Wash - Section 430-123.
- 312-3.20 Transit Center - Section 430-137.
- 312-3.21 A Type I or Type II Home Occupation in a nonconforming residence as an interim temporary use subject to the standards of Section 430-63.1 - Type I Home Occupation or Section 430-63.2 - Type II Home Occupation.
- 312-3.22 Construction of a local street not in conjunction with a development application or within existing right-of-way.
- 312-3.23 Communication Towers greater than seventy-five (75) feet and up to two-hundred (200) feet in height - Section 430-109.
- 312-3.24 Uses Accessory and Incidental to an Allowed Use, not Otherwise Permitted by Section 312-2.2:
- A. Garages for storage and maintenance of motor vehicles used by the principal use;
 - B. Storage of motor fuels and lubricating oils for vehicles used by the principal use;
 - C. Central heating, air conditioning and refrigeration plants;
 - D. Educational facilities;
 - E. Buildings for storage of documents, records, testing and research equipment, experimental models and other personal property related to the principal use;
 - F. Clinics, cafeterias, lounges and recreational facilities for employees; and
 - G. Laundry facilities.
- 312-3.25 Nursery School - Section 430-121.

312-3.26 Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

312-3.27 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.

312-4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

312-4.1 Heliport - Section 430-59.

312-4.2 Hospital - Section 430-65.

312-4.3 Public Buildings - such as museums, art galleries, privately owned buildings with a similar use - both public and private uses subject to Section 430-103.

312-4.4 Uses which may be permitted through the Planned Development Process:

A. Convention Center, Hotel, Motel when:

- (1) The use does not unduly duplicate an existing use;
- (2) Location best serves public interest in orderly provision of goods, services and amenities; and
- (3) The use will not detrimentally impact the existing uses in the County.

B. Attached Dwelling Units as part of a mixed use Office Commercial Development when:

- (1) No more than fifty (50) percent of the gross floor area of the Planned Development is used for residential purposes; and
- (2) The following density requirements are met:
 - (a) Twenty-four (24) units per acre are proposed and R-24 District dimensional requirements are met if the use is not in the structure with an Office Commercial Use; or
 - (b) Density does not exceed twenty-four (24) units per acre, but no minimum density is required when the use is in the same structure as the Office Commercial Use.

312-4.5 Communication Towers greater than two-hundred (200) feet in height - Section 430-109.

312-4.6 Broadcast Towers – Section 430-109.

312-5 Prohibited Uses

312-5.1 Structures or uses of land not specifically authorized by this District unless the structure or use has substantially similar use and impact characteristics to a use listed as determined through the provisions of Section 202-2.2.

312-5.2 Drive-In or drive-up establishments except as listed in 312-3.2 A. (2) and 312-3.6

312-5.3 The use of a manufactured dwelling except as provided in Section 430-135.1 - Temporary Uses, and Section 430-1.2 D. - Accessory Use

312-5.4 New Dwelling units except as provided in 312-4.4 B.

312-5.5 Shopping Centers.

312-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.

312-5.7 Auto wrecking yards.

312-6 Dimensional Requirements

312-6.1 Lot Area:

The minimum lot area shall be eight-thousand five hundred (8,500) square feet.

312-6.2 Yard Requirements:

The minimum yard requirements shall be as follows:

- A. Twenty (20) foot front yard;
- B. Ten (10) foot side yard;
- C. On a corner lot, the side or rear yard abutting the street shall be twenty (20) feet;
- D. Twenty (20) foot rear yard; and
- E. Additional setbacks may be required as specified in Sections 411 and 418.

312-6.3 Height:

- A. The maximum height for structures shall be one-hundred (100) feet except as modified by other Sections.
- B. The height of telecommunication facilities are regulated by the Permitted Use sections of this Land Use District, Sections 201, 430-1, 430-109 and other applicable provisions of this Code.

312-6.4 Lot Dimensions:

- A. The minimum average lot width shall be eighty-five (85) feet;
- B. The width at the access point shall be forty (40) feet; and
- C. The minimum average lot depth shall be eighty-five (85) feet.

312-7 Article IV - Development Standards

In addition to the requirements of this District, the standards of Article IV - Development Standards, including Section 422 (Significant Natural Resources), are applicable as required by Subsection 403-3.

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