

O: OFFICE DISTRICT

154.150 INTENT.

(A) The intent of the O: Office District is to provide specific areas where only certain limited offices and businesses may be developed. Since the district excludes retail and commercial uses, and requires extensive screening and landscaping of permitted uses and associated parking areas, it may serve as a buffer between residential areas and commercial developments. The O: Office District is expressly intended to be limited to the area in association with commercial areas, and the intersection of certain arterial streets, where a gradual transition from residential uses should occur, with other arterial and collector streets. O: Office uses and buildings shall be compatible in architectural type and style with adjacent residential uses and structures.

(B) Along arterial streets where a gradual transition from residential uses should occur, O: Office Districts should be limited to the intersection of the arterial Street with other arterial or collector streets. Along arterial streets where a gradual transition from residential uses should occur, O: Office Districts should not be allowed at the intersection of the arterial street and a street which is an entrance street into a residential neighborhood or subdivision.

(Ord. 51-05, § 8.04.02, passed 5-10-2005)

154.151 PERMITTED USES.

(A) Primary uses.

- (1) Any office for professional, business, governmental and quasi-governmental uses;
- (2) Banks and financial institutions;
- (3) Barber and beauty shops;
- (4) Child care centers;
- (5) Funeral homes;
- (6) Medical and dental clinics;
- (7) Microblading *(Ord. 60-19; 7-10-2019)*
- (8) Photography studio; *(Ord. 140-12; 11-13-2012)*
- (9) Police or fire station;
- (10) Private park – passive; *(Ord. 19-20, 2/18/20)*

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(11) Public park – active or passive; *(Ord. 19-20, 2/18/20)*

(12) Religious uses.

(13) Renewable energy systems. See §§ 154.505 through 154.516. *(Ord. 17-20, 2/18/20)*

(14) Short-term rental, owner occupied; *(Ord. 19-20, 2/18/20)*

(15) Veterinary clinic and hospitals. *(Ord. 19-20, 2/18/20)*

(B) *Special uses:*

(1) Private park – active; *(Ord. 19-20, 2/18/20)*

(1) Bed and breakfast; and *(editor's note: this line is to be deleted in next update)*

(2) Renewable energy systems. See §§ 154.505 through 154.516. *(Ord. 17-20, 2/18/20)*

(3) Wireless telecommunication facilities, per the requirements of § 154.457(C)(1)(c). *(Ord. 91-07; 10-9-2007)*

(C) *Accessory uses.* See § 154.070. Further, accessory uses, incidental to and on the same lot as a permitted principal use shall also be permitted, including the following:

(1) One dwelling unit provided that the dwelling unit is located within the building containing the permitted principal use;

(2) A child care home incidental to and located within the building containing the permitted use;

(3) Accessory structures existing at the time the property is zoned to O: Office regardless of the square footage such structure may remain;

(4) Notwithstanding anything in § 154.070 to the contrary, new accessory structures shall be subject to the following development standard: A new accessory structure shall not cause the total square footage of all accessory structures to exceed 576 square feet; and

(5) Renewable energy systems. See §§ 154.505 through 154.516. *(Ord. 69-09; 8-11-2009; Ord. 17-20, 2/18/20)*

(D) *Temporary uses.* See § 154.071.

(E) *Controlled uses.* See §§ 154.475 through 154.478. *(Ord. No. 19-20, 2/18/20)*

(Ord. 51-05, § 8.04.02A, passed 5-10-2005; Ord. 91-07, § 8, passed 10-9-2007; Ord. 69-09, § 7, passed 8-11-2009) Penalty, see § 154.999

154.152 GENERAL DEVELOPMENT STANDARDS.

(A) *Minimum lot area.* Minimum lot area shall be as follows:

(1) 21,780 square feet when served with both on-site water and sewage disposal systems, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger;

(2) 12,000 square feet when served either by a public water or a sewage disposal system, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger; or,

(3) 9,000 square feet when served with both public water and public sewage systems.

(B) *Minimum lot width.* Minimum lot width shall be as follows:

(1) 100 feet when served with both on-site water and sewage disposal systems, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger;

(2) 75 feet when served either by a public water or sewage disposal system, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger; or

(3) 60 feet when served with both public water and public sewage systems.

(C) *Minimum yards and building setback.* Yards shall be as follows, except when this chapter specifies a greater yard requirement for a particular permitted primary use, conditional use, special use or accessory use, the greater specified yard requirements shall control:

(1) *Front yard and building setback.* Shall be determined as follows:

State or federal highway	40 feet from right-of-way
Subdivision streets	
40 feet right-of-way	25 feet from right-of-way
41' + right-of-way	35 feet from right-of-way
County roads/no subdivision	75 feet from centerline

(2) *Side yard and building setback.* Twenty feet from lot line.

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(3) *Rear yard and building setback.* Forty feet from lot line.

(D) *Use of yards.* All minimum yards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in §§ 154.330 through 154.339 and shall be maintained as open space free from buildings or structures except where expressly permitted below: (Ord. 52-20; 8/25/20)

(1) *Minimum front yards.* Minimum front yards may include parking areas, interior access drives, and interior access driveways, located no closer to the right-of-way than 15 feet; driveways, greenways, sidewalks, fences, and signs as regulated by §§ 154.370 through 154.380. (Ord. 52-20; 8/25/20)

(2) *Minimum side yards.* Minimum side yards may include: interior access driveways, greenways, sidewalks, and fences. (Ord. 52-20; 8/25/20)

(3) *Minimum rear yards.* Minimum rear yards may include: parking areas and interior access drives, provided that no portion of such area may be located closer than 20 feet to a rear lot line; interior access driveways, greenways, sidewalks, and fences. (Ord. 52-20; 8/25/20)

(4) *Minimum side or rear yards abutting a residential district or an alley.* Minimum side or rear yards abutting a residential district or an alley adjacent to any residential zoning district shall not be used for access to property zoned O: Office.

(E) *Maximum building height.* Building height shall not be more than two and one-half stories, or 40 feet, whichever is lower.

(F) *Landscaping.* See §§ 154.330 through 154.339.

(G) *Lighting.* See § 154.350 through 154.355.

(H) *Signs.* See § 154.370 through 154.380. (Ord. 52-20; 8/25/20)

(I) *Off-street parking.* See §§ 154.415 through 154.423.

(J) *Off-street loading.* See §§ 154.435 through 154.442.

(K) *General requirements.*

(1) *Indoor operations.* All activities associated with permitted uses, except for off-street parking or loading, trash containers, and renewable energy systems shall be conducted within completely enclosed buildings. (Ord. 52-20; 8/25/20)

(2) *Truck limit.* The parking of trucks as part of a permitted use or as an accessory use to a permitted use shall be limited to vehicles not exceeding one and one-half tons.

(3) *Lighting.* Outside lighting, including parking lot lights, shall not exceed the height of the building located on the site, and further all lighting shall be located, installed and maintained so that light does not shine on adjoining buildings or property, or public streets.

(4) *Mechanical equipment.* Outside mechanical equipment, including roof mounted equipment, shall be screened so as not to be visible from adjoining buildings or property or public streets.

(L) *Greenway connection.* Uses which encourage public access located on a lot or parcel which abuts any portion of a greenway shall provide a direct linkage from the project to such greenway. (Ord. 77-19, 09/10/19)

(M) *Pedestrian connection.* Uses located on a lot or parcel which abuts any portion of a sidewalk shall provide a direct linkage to the main entrance.

(N) *Architecture.*

(1) *Additions to existing buildings.* All additions to existing buildings shall utilize building materials that are compatible and harmonious with the materials used on the existing building.

(2) *Exterior renovations, major additions and accessory buildings.* Exterior renovations, major additions and accessory buildings to existing buildings or facilities are encouraged to comply with the provisions in division (N)(3), below, for new construction, however, the minimum requirement for exterior renovations, major additions and accessory buildings shall be the same as in division (N)(1), above, for additions to existing buildings.

(3) *New construction.* In order to create variation and interest in the built environment, all new primary buildings shall comply with one of the following two sets of architectural regulations regarding building material and architectural features on each facade visible from a public street:

(a) All brick (excluding window, display window, door, roofing, fascia and soffit materials), provided that the brick used on each applicable facade shall include:

1. At least two architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.); or,

2. At least two colors of brick, with the secondary color constituting a minimum of (10) percent of the façade (excluding windows, display windows, doors, roofing, fascia or soffit materials); or,

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(b) Two or more building materials (excluding window, display window, door and roofing materials), provided:

1. *Primary building material.* The primary building material shall be either: brick; stone (limestone, granite, fieldstone, etc.); architectural pre-cast concrete, if the surface looks like brick or stone; or, exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of 50 percent of each applicable façade.

2. *Secondary building material.* The secondary building material shall constitute a minimum of 10 percent of the façade. Glass curtain wall or a faux window (not intended for use as a window or display window) may qualify as a secondary building material.

(c) *Architectural features:* In addition, the exterior building material selection shall be supplemented with the use of multiple colors, textures (e.g., rough, smooth, striated, etc.) or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street.

(Ord. 51-05, § 8.04.02B, passed 5-10-2005) Penalty, see § 154.999