

Sec. 138-706. Signs.

Signs shall be allowed in the CI commercial improvement district as provided in section 138-1069 for the B-2 general business district, provided that for buildings located within one foot of or in the proposed right-of-way, a sign may be mounted on the vertical face of a building or on an architectural feature. In this case, the sign shall be parallel to the face of the building or architectural feature and shall not extend more than 12 inches beyond the vertical face of the building or architectural feature.

(Ord. No. 200, § 1154(13.04), 10-29-1986)

Secs. 138-707—138-750. Reserved.

DIVISION 12. O-1 OFFICE BUSINESS
DISTRICTS*

Sec. 138-751. Intent.

The O-1 office business districts are designed to accommodate office uses, office sales uses and basic personal services, particularly larger planned office complexes and office centers.

(Ord. No. 200, art. XII(art. 14), preamble, 10-29-1986)

Sec. 138-752. Principal uses permitted.

In the O-1 office business districts, no building, structure or land shall be used and no building or structure shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales, subject to the limitations contained in section 138-753 pertaining to required conditions.
- (2) Medical offices, including clinics.
- (3) Publicly owned buildings, and public utility offices, but not including storage yards.
- (4) Retail businesses normally associated with and complementary to office districts, e.g.,

stationery shops, office supplies, and office machine repair, so long as there is no entrance and exit directly to the outside of the building to and from such retail businesses. This subsection shall not be construed to allow retail uses such as jewelry stores, etc.

- (5) Banks, credit unions, and similar uses.
- (6) Funeral homes subject to the following requirements:
 - a. The minimum lot area shall be 25,000 square feet and so arranged that adequate assembly area is provided off street for vehicles to be used in a funeral procession. This assembly area shall be provided in addition to any required off-street parking area.
 - b. The site shall be so located as to have at least one property line abutting a major thoroughfare of not less than 120 feet of right-of-way width, either existing or proposed, and all ingress and egress for the site shall be directly onto such major thoroughfare or a marginal access service thereof.
 - c. Points of ingress and egress for the site shall be so laid out as to minimize possible conflicts between traffic on adjacent major thoroughfares and funeral processions or visitors entering or leaving the site.
 - d. No building shall be located closer than 50 feet to the outer perimeter (property line) of the district when such property line abuts any residential district.
 - e. A caretaker's residence may be provided within the main building of the mortuary establishment.
 - f. Loading and unloading areas used by ambulance, hearse, or other such service vehicles shall be obscured from all residential view with a solid masonry wall six feet in height and such wall, plus any other required walls, or fence shall be further sub-

*Cross reference—Businesses, ch. 22.

ject to the requirements of sections 138-2, 138-3, 138-141—138-144 and 138-1067—138-1076; article V; divisions 3, 4 and 5 of article VIII; article IX; and division 2 of article X of this chapter.

- (7) Nursery schools, day nurseries, and child care centers.
- (8) Wireless telecommunication facilities.
- (9) Accessory buildings and accessory uses customarily incidental to the permitted uses in this section.
- (10) Other uses similar to the uses in this section.

(Ord. No. 200, § 1200(14.00), 10-29-1986; Ord. No. 200-66, § 9; Ord. No. 200-97, § 8)

Sec. 138-753. Conditional uses.

The following uses may be permitted by the city council in O-1 office business districts after the review and recommendation of the planning commission and after a site plan review and subject, further, to such other reasonable conditions which, in the opinion of the planning commission and city council, are necessary to provide adequate protection to the neighborhood and to abutting properties:

- (1) Banquet halls and/or conference centers subject to the following conditions:
 - a. Such uses shall have frontage on and access to a thoroughfare with an existing or planned right-of-way of at least 120 feet.
 - b. Events open to the general public, such as brunches or dinners, shall be prohibited.
- (2) Accessory buildings and accessory uses customarily incidental to the conditional uses in this section.
- (3) Other uses similar to the uses in this section.

(Ord. No. 200-98, § 3(14.01))

Sec. 138-754. Required conditions.

All uses in O-1 office business districts shall be subject to the following conditions:

- (1) The outdoor storage of goods or materials shall be prohibited, irrespective of whether or not they are for sale.
- (2) Warehousing or indoor storage of goods or material, beyond that normally incident to the permitted uses in this division, shall be prohibited.
- (3) Illumination of the business, and all vehicular and loading traffic, shall be controlled or channeled so as to not allow glare into the adjacent residential district.

(Ord. No. 200, § 1201(14.02), 10-29-1986; Ord. No. 200-98, § 4)

Sec. 138-755. Area and bulk requirements.

For the area and bulk requirements in O-1 office business districts, see sections 138-1111 and 138-1112 and article VII of this chapter pertaining to the schedule of regulations, limiting height and bulk of buildings, and minimum size of lots by permitted land use.

(Ord. No. 200, § 1202(14.03), 10-29-1986; Ord. No. 200-98, § 4)

Secs. 138-756—138-795. Reserved.

DIVISION 13. I-1 LIGHT INDUSTRIAL DISTRICTS*

Sec. 138-796. Intent.

(a) The I-1 light industrial districts are designed to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semifinished products from previously prepared material, it being

*Cross reference—Businesses, ch. 22.