

5.40. - OA Office Park Zone.

5.40.01. *General description.* This zone is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. To create a zone which is compatible with surrounding residential areas and serves as a transitional area from residential to other less compatible land uses.

5.40.02. *Uses permitted.*

- A. Professional, business, and governmental offices in which no activity is carried on catering to retail trade with the general public, and no stock of goods is maintained for sale to customers. These shall include, but not be limited to, offices for lawyers, architects, engineers, insurance and real estate agents.
- B. Clinics, medical, and dental offices.
- C. Radio, TV, and recording studios.
- D. Art gallery and museums.
- E. Public and private schools, excluding residences.
- F. Telegraph message center.
- G. Barber and beauty shops.
- H. Accessory buildings and uses customarily incidental and subordinate to permitted uses and structures.
- I. Recreational uses associated with and maintained primarily for the uses permitted above.
- J. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- K. Yard sales and rummage sales.
- L. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
- M. Public Safety Facilities.

5.40.03. *Uses permitted on review.*

- A. Child day care centers, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review."
- B. Adult day care centers, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
- C. Methadone treatment clinic or facility.
- D. Pain management clinic.

5.40.04. *Area regulations.* The following requirements shall apply to all uses permitted in this zone.

5.40.05. *Front yard.* Twenty-five (25) feet.

5.40.06. *Side yard.* Twenty (20) feet where adjacent to a RAE, Exclusive Residential, or RA, Low Density Residential Zone. In all other cases the same as required in the zone it adjoins, or twenty (20) feet, whichever is less.

5.40.07. *Rear yard.* Twenty (20) feet (where adjacent to a RAE, Exclusive Residential or RA, Low Density Residential Zone. In all other cases the same as required in the zone it adjoins, or twenty (20) feet, whichever is less.

5.40.08. *Maximum lot coverage.* Main and accessory buildings shall cover not more than thirty-five (35) percent of the lot area.

5.40.09. *Height regulations.* No building or structure shall exceed thirty-five (35) feet, except as provided in section 3.20, "General exceptions."

5.40.10. *Landscaping regulations.*

- A. Any required yard shall be landscaped with live vegetation of a nature normally found in residential areas.
- B. Parking areas.
 - 1. Parking areas shall contain five hundred (500) square feet of landscaping for every twenty thousand (20,000) square feet, or fraction thereof, of paved parking area.
 - 2. Parking areas located closer than fifty (50) feet to public right-of-way or adjacent property lines shall be screened by evergreen planting that will obtain a minimum height of five (5) feet at maturity.
 - 3. For each five thousand (5,000) square feet of parking area a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity.
- C. Open spaces.
 - 1. That area designated as open space situated between the site boundary and the nearest building line shall be landscaped or left to remain in natural vegetation.
 - 2. For each five thousand (5,000) square feet of open space a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity.

5.40.11. *Utilities.* All utility transmission lines serving individual uses shall be placed underground.

5.40.12. *Signs.* Signs as permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.

5.40.13. *Off-street parking.* As regulated in section 3.50, "Off-street parking requirements," except that parking shall not be permitted in the required front yard, or, the required side yards adjacent to any RAE, Exclusive Residential, or RA, Low Density Residential Zone.

(Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-96-7-101, § 1, 8-26-96; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-01-2-103, § 1(Exh. A), 3-26-01; Ord. No. O-04-4-101, § 1(Exh. A), 5-24-04; Ord. No. O-06-7-101, § 1(Exh. A), 8-28-06; Ord. No. O-11-11-102, § 1(Exh. A), 12-19-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19)