"O-1" Office Districts

(1) Purpose.

The "O-1" district restricts uses primarily to offices and ancillary uses (for the purposes of this subsection, ancillary uses are those provided for the convenience of on-site tenants and which do not provide services or products to the general public) *which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low to mid-rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.*

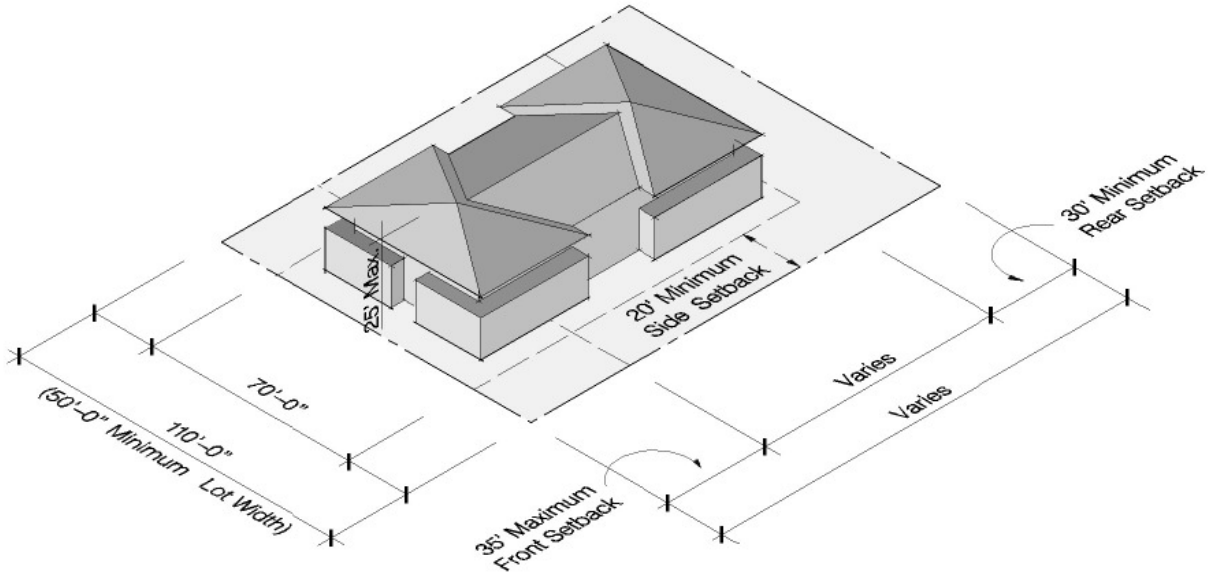

Figure 15 Summary of Lot and Building Standards, "O-1" district

(2) General Provisions.

A. **Scale.** Buildings in an "O-1" district shall be restricted to 10,000 square feet for individual buildings.

B. **Outdoor display/sales.** The outdoor display or sale of merchandise is prohibited in the "O-1" district.

C. **Design**.

1. Parking shall be located to the rear of the principal use or principal building, provided that up to two (2) rows of parking may be located to the front, or to the side abutting a residential use, of the principal use or principal building.

2. Buildings shall contain ground level fenestration (transparent windows and openings at street level) consistent with the commercial urban design standards, § 35-204(o) of this code.

3. Buildings shall be articulated so that facades, which face public streets and exceed fifty (50) feet in horizontal length, shall include vertical piers or other vertical visual elements to break the plane of the facade. Such vertical piers or any other vertical visual elements shall be between fifteen (15) feet and forty (40) feet apart along the facade. This provision shall not apply to the conversion of a residential building to a commercial use.