

**DIVISION 18. - OFFICE DISTRICT**

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**Sec. 3180 - Purpose.**

The Office district is provided in recognition that certain areas are suitable for low intensity office uses. Such uses when properly designed may generate a minimum of light, noise, and traffic. The Office District provides a transitional zoning district between commercial and less intensive uses. This district is designed to encourage an aesthetically considerate development of the property in a manner that respects the character of adjacent properties. In addition, the district is intended to provide a healthy, balanced environment for people who work in the

buildings, where improvements are planned and designed in concern with natural characteristics of the site. Size, scale, mass and siting of improvements in this district should be compatible with surrounding improvements.

**Sec. 3181 - Permitted uses.**

(a) The following uses are permitted by right, subject to all other applicable requirements contained in this ordinance:

Residential

Single-family, Attached  
Single-family, Detached  
Two-family Dwellings  
Townhouses  
Multi-family Dwelling  
Home Occupation

Civic\*

Administrative Services  
Community Recreation  
Cultural Services  
Day Care Center  
Educational Facilities, College/University  
Educational Facilities, Primary/Secondary  
Home for Adults  
Life Care Facility  
Nursing Home  
Open Space  
Post Office  
Public Parks and Recreational Areas  
Public Recreation Assembly  
Religious Assembly  
Safety Services  
Utility Service, Minor

Office\*

General Office  
Medical Office

Commercial\*

Business Support Services  
Clinic  
Communication Services  
Funeral Home  
Itinerant Vendor  
Laboratory  
Parking Facility  
Personal Services  
Restaurant, Fast Food†

Restaurant, General†  
Restaurant, Small†  
Studio, Fine Arts  
Veterinary Hospital/Clinic

Miscellaneous

Accessory Structures

\* Without external speakers only. Any use which incorporates an external speaker may be permitted only with a conditional use permit.

† Permitted by right only as part of a multi-establishment building; otherwise, by conditional use permit.

(b)

The following uses may be permitted by conditional use permit:

Civic

Utility Services, Major

Commercial

Hospital

Hotel/Motel

Outpatient Substance Abuse Treatment Center

Personal Improvement Services

Industrial

Research and Development

Miscellaneous

Broadcasting and Communication Facility

(Ord. No. 1170, adopted 11-11-97; Ord. No. 1278, § 7, 11-13-01; Ord. No. 1339, §§ 7, 29, 9-9-03; Ord. No. 1415, § 11, 7-11-06; Ord. No. 1416, § 3, 7-11-06; Ord. No. 1513, § 1, 4-14-09)

**Sec. 3182 - Site development standards.**

(a)

Minimum lot size: Fifteen thousand (15,000) square feet, except that Townhouses and two-family dwellings constructed on a fifteen thousand (15,000) square foot or larger lot may be divided long the common wall or walls.

(b)

Lot frontage: Thirty (30) feet, except that a subdivided, two-family dwelling constructed on a lot having thirty (30) feet or greater lot frontage may divide the lot frontage in half.

(c)

Minimum Yards:

(1)

*Front:* Fifteen (15) feet.

(2)

*Rear:* Ten (10) feet.

(3)

*Side:* Fifteen (15) feet.

(d)

Maximum lot coverage: Sixty (60) percent.

(e)

Maximum floor to area ratio: .40.

(f)

Maximum structure height, except church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt: Forty-five (45) feet; sixty (60) feet with additional one (1) foot per each foot of heights, front, side and rear setbacks.

(g)

Maximum percentage of the site which may be devoted exclusively to residential use: Thirty (30) percent of total site.

(h)

Minimum open space: Thirty (30) percent of the total site devoted to residential use.

(i)

Maximum residential density: Twenty-seven (27) bedrooms per acre for acreage of the site devoted to residential use.

(j)

All utility lines, electric, telephone, cable television lines, etc., shall be placed under ground.

(Ord. No. 1278, § 8, 11-13-01; Ord. No. 1369, § 10, 10-12-04)

**Sec. 3183 - Joint and cross access.**

(a)

These provisions will provide adequate driveway spacing along commercial corridors and reduce the potential for strip commercial development along the major roads of the Town.

(b) Adjacent commercial or office properties that generate one hundred (100) trips or more per day according to the Institute of Transportation Engineer's *Trip Generation Manual*, shall provide a cross access drive to allow circulation between sites. The Administrator or Town Council, as appropriate, may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.

(c) A system of joint use driveways and cross access easements shall be established along all streets designated as "collector" or greater and the building site shall incorporate one (1) or more of the following:

(1) Service drive connections or cross access corridors preferably visible from the street between sites; a design speed of ten (10) mph and sufficient width to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles;

(2) Stub-outs and other design features to show that the abutting properties may be tied in to provide cross-access via a service drive;

(3) A unified access and circulation system plan that includes coordinated or shared parking areas is required where practicable.

(d) Applicants for a building permit, site plan shall:

(1) Record an easement allowing cross access to and from other properties served by the joint use driveways and cross access or service drive; and

(2) Record an agreement with the Town that remaining access rights along the public road will be dedicated to the Town and pre-existing driveways will be closed and eliminated after completion of the joint-use driveway; and

(3) Record a joint maintenance agreement defining maintenance responsibility of adjoining property owners.

(e) The Zoning Administrator or Town Council, as appropriate, may reduce required separation distance of access points where they prove impractical, provided all of the following requirements are met:

(1) Joint access driveways and cross access easements are provided wherever feasible in accordance with this section.

(2) The site plan incorporates a unified access and circulation system in accordance with this section.

(3) The property owner has entered into a recorded agreement with the Town, that pre-existing connections on the site will be closed and eliminated after completion of each side of the joint use driveway.

#### **Sec. 3184 - Maximum residential occupancy.**

The maximum dwelling unit occupancy shall be a family, plus two (2) persons unrelated to the family; or no more than four (4) unrelated persons.