

ARTICLE 21

O, OFFICE

Preamble

The O Office District is designed to accommodate office uses, office sales uses and basic personal services, particularly larger planned office complexes and office centers, and offices that may be used as zones of transition between nonresidential uses and residential uses.

SECTION 21.01. Principal Uses Permitted

In the O Office District no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A.** Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, insurance, real estate and sales, subject to the limitations contained in Article 21.
- B.** Offices for health care professions such as doctors, dentists and allied professions including clinics. In addition small animal veterinary clinics are permitted provided all overnight patients are boarded within a wholly enclosed building. Boarding of animals not directly related to short term convalescence shall be prohibited.
- C.** Retail businesses normally associated with and complementary to an office district, e.g., stationary 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 provision shall not be construed to allow retail uses such as jewelry stores, etc.
- D.** Banks, credit unions and similar financial institutions excluding drive in facilities. Automatic teller machines located outside of a building or as a freestanding use shall be allowed provided adequate screening is provided to shield neighboring residential uses from the lights and vehicle noise of patrons of the use.
- E.** Funeral homes subject to the requirements in Article 26.
- F.** Child or adult day care center or child caring institution subject to the requirements in Article 26.
- G.** Any service establishment of an office, showroom, or workshop nature of a decorator, dressmaker or tailor, provided that no more than five (5) persons shall be employed on the site at any time. The gross floor area of any and all buildings dedicated to the use shall not exceed three thousand (3,000) square feet.
- H.** Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.

- I. Except in the TC, Town Center Overlay District, uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

SECTION 21.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and Township:

- A. Drive-in facilities for banks, credit unions, and similar financial institutions.
- B. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- C. Except in the TC, Town Center Overlay District, special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

SECTION 21.03. Required Conditions

All uses shall be subject to the following conditions:

- A. The outdoor storage of goods or materials shall be prohibited whether or not they are for sale.
- B. Warehousing or indoor storage of goods or material, beyond that normally incidental to the above permitted uses, shall be prohibited.
- C. Illumination of the business, and all light from vehicular and loading traffic, shall be controlled or screened so that no direct light shall be visible from adjacent residential districts.

SECTION 21.04. AREA, HEIGHT AND BULK REQUIREMENTS

See Article 6, Summary of Development District Regulations, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.