

618. **Office Commercial District (OC).**

Intent. The purposes of the Office Commercial District are to create and protect areas for general office uses and similar establishments. The regulations which apply within the district are designed to provide a transition area between areas designated for general business and residential areas, to reduce traffic congestion, to avoid the development of “strip” business districts and to discourage industrial uses and other development capable of adversely affecting the office character of the District.

618.1 **Permitted Uses.** The following uses shall be permitted in the Office Commercial District:

- 618.101 Bank;
- 618.102 General business offices such as real estate, insurance and similar uses excluding retail and wholesale sales;
- 618.103 Professional offices such as doctors, lawyers, dentists and similar uses;
- 618.104 Studio for artist, photographer, sculptor or musician;
- 618.105 Church;
- 618.106 Public owned and operated building, facility or land;
- 618.107 Funeral homes;
- 618.108 Library;
- 618.109 Group dwellings;
- 618.110 Nursing home;
- 618.111 Residence above permitted commercial uses, and;
- 618.112 Accessory uses, including telephone booths.

618.2 **Conditional Uses.** The following uses shall be allowed in any office Commercial District on a conditional basis, subject to the conditions set forth:

- 618.201 Retail and service facilities within an office building, but limited to no more than twenty-five percent of the gross floor area of the building and limited to barber shops, beauty shops, day care centers, dining room, newsstand, and retail stores for the sale of books, gifts, flowers, tobacco, drugs and sundries. Such facilities

shall not have any customer entrances directly from the street or visible from any sidewalk.

618.202 Utility substations or sub-installations provided that:

618.2021 Such use is enclosed by a fence or wall at least six (6) feet in height above finished grade.

618.2022 There is no storage of vehicles or equipment on the premises.

618.2023 A buffer strip at least five (5) feet in width is established and maintained around the facility.

618.3 Other Requirements.

618.301 Uses allowed in Office Commercial Districts shall meet the area, yard and height requirements contained in Article VII.

618.302 Uses allowed in Office Commercial Districts shall meet all standards set forth in Article X pertaining to off-street parking, loading and other requirements.

618.303 Signs permitted in Office Commercial Districts, including the conditions under which they may be located, are set forth in Article IX.

618.304 At least thirty (30) percent of the lot shall be pervious surface.