

**TITLE 6: ZONING
CHAPTER 8A: OFFICE DISTRICT**

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6-8A-1: INTENT AND PURPOSE

The O (Office) District is intended to protect the economic stability of office and commercial uses, to encourage employment growth, and to promote attractive and sustainable design of new buildings. Uses permitted in the O District shall be restricted to those which do not create either an appreciable nuisance or hazard to other properties, residential developments, or the public in general. . The district shall not allow expansion or relocation of any industrial, warehousing, or distribution uses unless permitted in Section 6-8A-2(A)(4) of this Title.

6-8A-2: GENERAL REQUIREMENTS AND RESTRICTIONS

- A. No building or zoning lot shall be devoted to any use other than uses permitted hereinafter, with the exception of the following:
1. Uses lawfully established on the effective date of this Chapter.
 2. Special uses allowed in accordance with the provisions hereof.
 3. Uses established prior to the effective date of this Chapter shall be rendered nonconforming and subject to the regulations of Chapter 13 of this Title.
 4. On any lot or lots under common ownership comprising three (3) acres or less, any use already established in the Office District on the effective date of this Chapter shall be permitted to be altered, enlarged, expanded, or modified, provided that the addition conforms to the performance standards established in this Title 6 and the applicable bulk regulations. This section shall supersede the application of Section 6-13-2(B) for lots to which it applies.
- B. All activities shall be conducted within completely enclosed buildings, except areas specifically set aside for refuse collection or pick-up. All refuse collection or pick-up areas shall be completely screened by permanent construction material on all sides, as regulated in [Section 6-15-3\(E\)\(4\)](#).
- All loading berths on zoning lots in the Office District shall be within completely enclosed buildings. All utilities shall be placed underground. (Ord. 80-632-89)
- C. All drives, loading dock aprons, parking areas, and walkways throughout the site shall be paved.

Areas not covered by impervious materials shall be fully landscaped and maintained with grass, groundcover, trees and shrubs.

D. To the extent of any conflict between the provisions of this Chapter and the provisions of any applicable Village building, subdivision or fire codes, the strictest provision shall prevail and be applicable. (Ord. 80-632-89; and. Ord. 82-742-49)

6-8A-3: PERFORMANCE STANDARDS

The performance standards described in Sections 6-8B-3 through 6-8B-3-7 shall apply to all new and existing uses in the Office District, including nonconforming uses, for which they are relevant to the nature of the use operated on any lot. For example, and not in limitation of the generality of the preceding sentence, Laboratories and Material Testing facilities shall comply with the performance standards for noise, vibration, air pollution, toxic substances, water pollution, and fire and explosion hazards.

6-8A-4: PERMITTED USES AND SPECIAL USES

Uses permitted in the Office District are identified in the table below:

(See O District Uses Table on next page.)

O DISTRICT USES	P = Permitted SU = Special Use
Assembly uses, as defined in Chapter 2 of this Title	SU
<ul style="list-style-type: none"> The total amount of Assembly Uses collectively allowed between the Office and Industrial districts cannot exceed 150,000 square feet of gross building area. 	
Auxiliary Uses (retail and service), as defined in Chapter 2 of this Title	P
<ul style="list-style-type: none"> Shall be incidental to, provide goods or services to the principal use, and for the convenience of the employees of the principal use. Auxiliary uses may include, or be substantially similar to, financial institutions without drive-thru facilities, pharmacy/drug store, retail sales, cafeteria, and private recreational facility. Shall be located within the principal building. No exterior display of the auxiliary use shall be permitted. 	
Banks and financial institutions with up to one drive-thru lane	P
Banks and financial institutions with more than one drive-thru lane	SU
Breweries, as defined in Chapter 2 of this Title	P
<ul style="list-style-type: none"> Tasting rooms and retail sales shall be accessory to the principal use. 	
Car rental facilities without on-site car service	P
Car rental facilities with on-site car service	SU
<ul style="list-style-type: none"> Car service shall be performed within a completely enclosed facility. 	
Catering establishments, as defined in Chapter 2 of this Title	SU
<ul style="list-style-type: none"> No retail sales shall be allowed at a Catering Establishment, except to the extent operated as an Auxiliary Use. 	
Child daycare centers, as defined in Chapter 2 of this Title	SU
<ul style="list-style-type: none"> In multi-tenant buildings, child daycare centers shall be located on the first floor only. 	
Day spas without massage service, as defined in Chapter 2 of this Title	P
Day spas with massage service, as defined in Chapter 2 of this Title	SU
<ul style="list-style-type: none"> Tasting rooms and retail sales shall be accessory to the principal use. 	
Farmers markets, as defined in Chapter 2 of this Title	P
<ul style="list-style-type: none"> Shall require a Temporary Use permit and be in conformance with Section 6-3-6(B) of Chapter 3 of this Title. 	
Government services activities	P
<ul style="list-style-type: none"> Including, but not limited to, water supply facilities, public works facilities, fire stations, government post office, or other municipal facilities providing services to the public. 	
Hotels	SU
Laboratories, research, and development facilities, public or private	P
<ul style="list-style-type: none"> *Said operations shall contain office space at least ten percent (10%) of the gross leasable area and be in conformance with Sections 6-8A-2 and 6-8A-3 of this Chapter. 	
Large educational institutions	SU
<ul style="list-style-type: none"> Any educational institution which is not a small educational institution. 	
Office, business, professional and corporate headquarters, as defined in Chapter 2 of this Title	P
Parking garages, as defined in Chapter 2 of this Title	P
<ul style="list-style-type: none"> The height of all structured parking garages shall not exceed fifty percent (50%) of the height of the principal building. Structured parking garages shall not be closer to the front lot line of the property than the principal building. Parking garages shall be of the same architectural design and constructed of the same exterior materials as the principal building, except for a glass curtain-walled principal building, where alternate but compatible exterior materials shall be substituted. Detached parking garages shall be compatible in architectural design as the principal building. All areas surrounding the structured parking garage shall be landscaped as if it were a principal building. In no instance shall the structured parking garage exceed the gross floor area of the principal building. 	
Performing and visual arts studios, as defined in Chapter 2 of this Title	P
<ul style="list-style-type: none"> In multi-tenant buildings, performing and visual art studios shall be located on the first floor only. Performing and visual arts studios in multi-tenant buildings shall not broadcast any sound or play any musical instrument(s) capable of being heard in adjoining tenant spaces between 8:00 a.m. and 6:00 p.m. Monday through Friday. 	
Personal Fitness Studios	P
<ul style="list-style-type: none"> In multi-tenant buildings, personal fitness studios shall be located on the first floor only. 	

- Personal fitness studios in multi-tenant buildings shall not broadcast any sound or play any musical instrument(s) capable of being heard in adjoining tenant spaces between 8:00 a.m. and 6:00 p.m. Monday through Friday.

Pet daycare, grooming and training, as defined in Chapter 2 of this Title	SU
<ul style="list-style-type: none"> • In multi-tenant buildings, pet daycare, grooming and training uses shall be located on the first floor only. • Pet daycare, grooming and training facilities in multi-tenant buildings shall not broadcast any sound capable of being heard in adjoining tenant spaces between 8:00 a.m. and 6:00 p.m. Monday through Friday. • May include overnight boarding of animals. 	
Physician's offices, as defined in Chapter 2 of this Title	P
<ul style="list-style-type: none"> • The cumulative off-street parking spaces for all uses operated on or from the premises shall be provided in accordance with the minimum requirements listed in Section 6-11-3(B) of this Zoning Code. 	
Printing and reproduction services, graphic and photo-stating services, office machine sales and repair, office supply sales, and other similar uses	P
Product showrooms	P
<ul style="list-style-type: none"> • Accessory to a principal use. • Limited to twenty five percent (25%) of the gross leasable space. 	
Public utility facilities	
<ul style="list-style-type: none"> • Bus shelters and phone booths 	P
<ul style="list-style-type: none"> • Other public utility facilities, including transportation facilities, structures and buildings (bus turnarounds, bus waiting shelters, but excluding heliports) 	SU
Recreation facilities (public or private), as defined in Chapter 2 of this Title	SU
Restaurants without drive-thru lanes	P
Restaurants with drive-thru lanes	SU
Small educational institutions	P
<ul style="list-style-type: none"> • The portion of the premises used for instructional purposes shall have a maximum capacity of 1 student per 25 square feet, but no greater than 100 on-site students at any given time. 	
Testing of materials	P
<ul style="list-style-type: none"> • Shall be conducted only in the interior of a building. • Shall be accessory to the primary business operations. • Testing of and on animals shall be prohibited. • Testing of hazardous or combustible materials shall be prohibited. • All Performance Standards outlined in this Chapter, inclusive of Section 6-8-4 and all subparts thereof, shall apply separately to each individual tenant space and/or building, wherein testing of materials is performed. (Amd. Ord. 10-3132-09, eff. 4/12/10) 	
Tutoring centers, as defined in Chapter 2 of this Title	P
Vehicle fueling stations, as defined in Chapter 2 of this Title	SU
<ul style="list-style-type: none"> • May include a convenience store and/or a vehicle wash as an accessory use. 	
Urgent medical care centers/clinics, as defined in Chapter 2 of this Title	SU

END OF O/I USES LIST

6-8-5

6-8A-5: PROHIBITED USES

- A. No zoning lot, parcel, or tract of land shall be used, and no structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals, blast furnaces; boiler works; cartage except where incidental to a permitted principal use; coke ovens cement and stone mason contracting yards; crematories; manufacture or storage of fireworks or explosives; dumping, reduction, or other processing of garbage, dead animals, or offal; the processing of refuse, except as customarily incidental to a permitted principal use; ore reduction; petroleum processing or refining; pyroxylin manufacture; natural or synthetic rubber, caoutchouc, or gutta percha manufacture or treatment; packing plants; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowls processing of fish oil; tallow, grease or lard manufacture or treatment; tanning; curing, or storage of raw hides or skins; tar distillation or manufacture; or cement manufacturing; concrete or asphaltic concrete mixing plants.

- B. No activities involving the storage, utilization, or manufacture of materials or products which decompose by detonation shall be permitted, except such as are specifically licensed by the Village or are used as customarily incidental to the operation of a principal use in such quantities, and in a manner conforming with applicable performance standards set forth hereafter under subsection A of this Section. Such materials shall include, but shall not be confined to; all primary explosives such as lead oxide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMX, PETN and picric acid; propellants and components thereof such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds such as acetylides, tetrazoles, perchloric acid, perchlorates, chlorates, hydrogen peroxide in concentrations greater than thirty five percent (35%); and nuclear fuels, fissionable materials and products and reactor elements such as Uranium 235 and Plutonium 239.

6-8A-6: LOT SIZES AND FLOOR AREA RATIO REQUIREMENTS

- A. Lot Size Requirements:

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	1 acre	150 ft.
Special Uses	2 acres	220 ft.

- B. Maximum Floor Area Ratio (FAR): In the Office District, the floor area ratio shall not exceed the following:

Uses	Maximum FAR
Permitted Uses Other Than Office	0.7
Special Uses	0.7
Office Uses	1.0

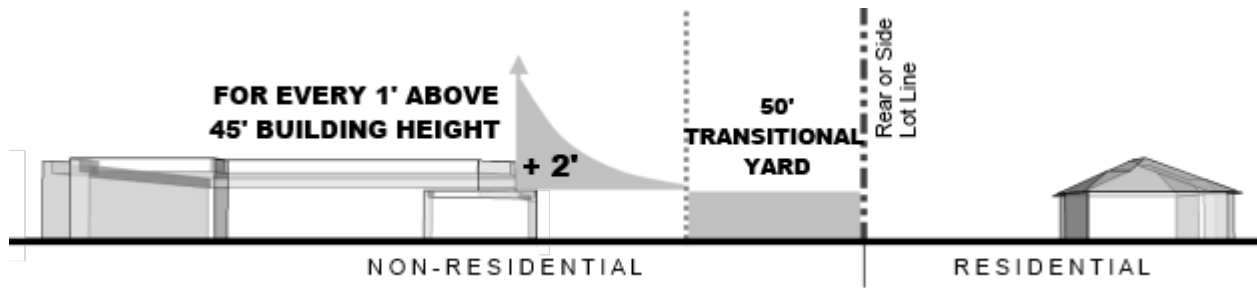
Accessory Uses: In the Office District, the floor area of the accessory buildings shall be included in the total allowable floor area permitted on the zoning lot; however, any floor area devoted to off-street parking or loading facilities shall be exempt from floor area ratio requirements. (Ord. 14-3309-35)

6-8A-7: BUILDING SETBACKS

Front & Corner Side	50 ft.
Side & Rear	30 ft.
Transitional Yards	50 ft. (a transitional yard exists where a residential use is adjacent to a non-residential use)

However, where the side or rear yard of any zoning lot in the Office District is adjacent to a zoning lot in any residential district such yard shall be considered a transitional yard. Transitional yards shall be 50 feet in depth where the building height is under 45 feet in height. This yard shall be increased by 2 feet for every 1 foot by which the building height exceeds 45 feet in height.

Figure 6-8-8: Transitional Yard



6-8A-8: BUILDING HEIGHT

A. Maximum allowable height of all structures, including all mechanical equipment, shall be eighty-five feet (85') or six (6) stories (and two (2) levels of underground parking), whichever is less. (Ord. 80-632-39)

6-8-9: IMPERVIOUS SURFACE COVERAGE

No more than seventy five percent (75%) of the gross area of the parcel shall have impervious surface, as defined in Chapter 2 of this Title.

6-8A-10: SIGNS

Signs shall be subject to the regulations contained Title 12 of this Code.

6-8A-11: OFF-STREET PARKING AND LOADING

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title.

6-8A-12: LANDSCAPING

Landscaping shall be subject to the regulations contained in Title 13 of this Code.