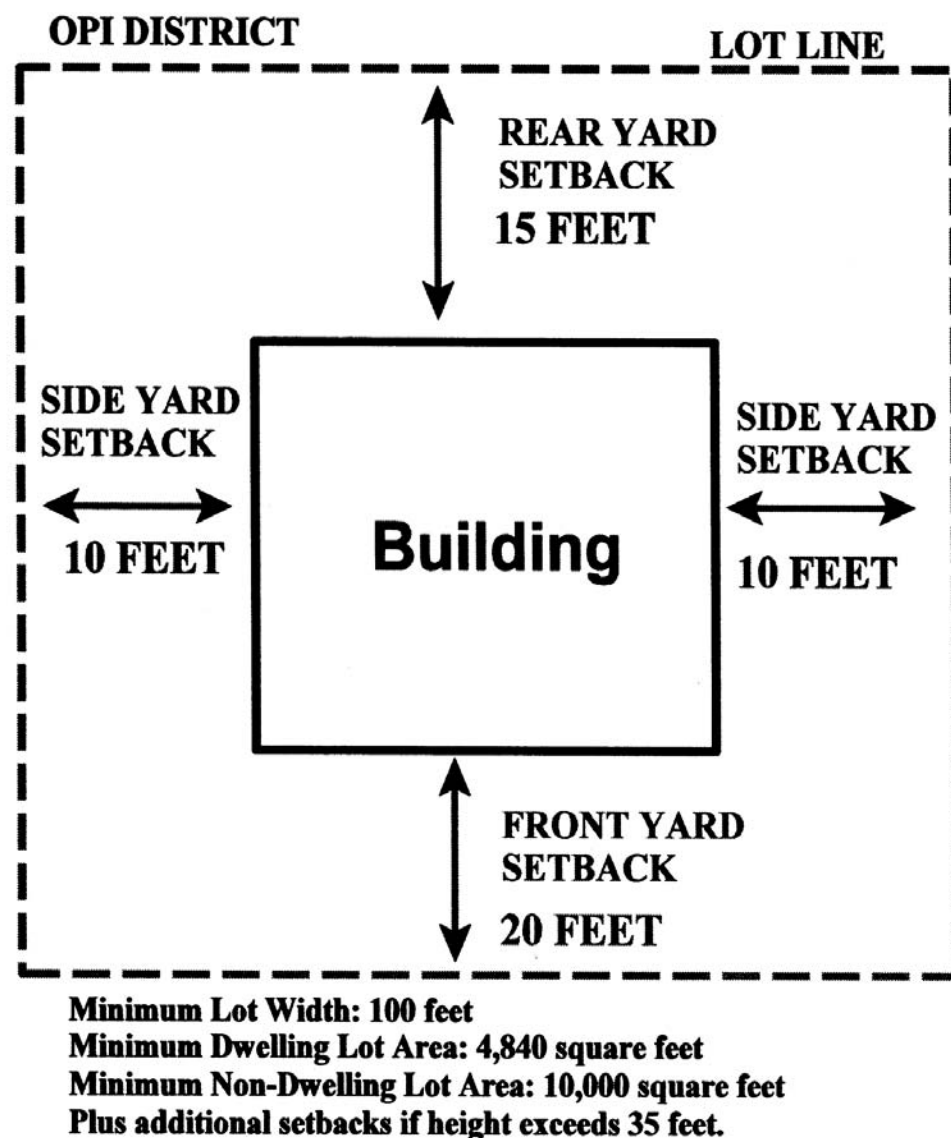


Sec. 86-90. - OPI office, professional and institutional district.

- (a) *Generally; intent.* The OPI district is intended for professional and business offices and institutional, cultural and allied uses. Moderate density multiple-family residential uses are permitted by special exception. Erection of new one- and two-family dwellings is not permitted as being out of character with the district. The district is not commercial in character, however, certain very limited commercial uses are permissible by special exception in demonstrated support of office and institutional uses in the specific OPI district. Large scale office, cultural and institutional uses are encouraged to locate in these districts. The OPI district is designed to be compatible with residential uses.



OPI Setbacks

- (b) *Permitted principal uses and structures.* Permitted principal uses and structures in the OPI district are:
- (1) Professional and business offices.
 - (2) Hospitals, rest homes, nursing homes, convalescent homes, homes for the aged and homes for orphans, provided that no such facility shall have a lot area of less than 2.5 acres, that no building in connection with such facilities shall be closer than 50 feet to the lot line of any adjoining property, and that all other state, county and city regulations in regard to such establishments shall be met.
 - (3) Housing for the aged.
 - (4) Medical and dental clinics and medical and dental laboratories.
 - (5) Existing one- and two-family dwellings.
 - (6) Townhouses.
 - (7) Art galleries, libraries, museums, community centers, publicly owned and operated recreational facilities, and theaters for live stage productions (amateur or professional).
 - (8) Research laboratories not involving odor, noise, smoke or other noxious effects detectable to normal senses from off the premises, and not involving manufacturing activities.
 - (9) Houses of worship (except temporary revival or gospel establishments), provided the minimum parcel size shall be two acres.
 - (10) Dance, art and music studios.
 - (11) Funeral homes.
 - (12) Private clubs.
 - (13) Animal hospitals with boarding of animals in completely enclosed buildings.
 - (14) Banks and financial institutions, without drive-in facilities, provided that such uses shall be located on arterial streets.
 - (15) One-family, two-family and multiple-family dwellings within buildings eligible for listing on the local register of historical resources.
- (c) *Permitted accessory uses and structures.* Permitted accessory uses and structures in the OPI district are:
- (1) Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible use or

structure, or on a contiguous lot in the same ownership.

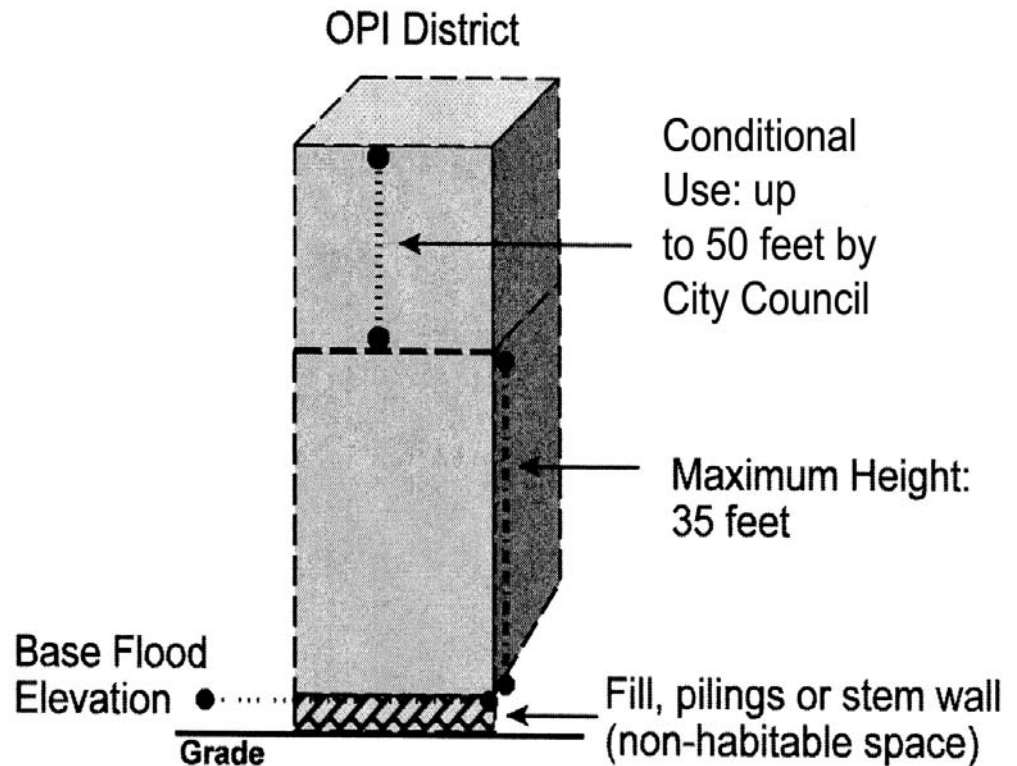
- c. Do not involve operations or structures not in keeping with the character of this district.
- (2) Noncommercial docks.
- (3) On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.
- (d) *Prohibited uses and structures.* Any use or structure which is not specifically, provisionally or by reasonable implication permitted in this section or permissible by special exception is prohibited in the OPI district, including the following, which are listed for emphasis:
 - (1) New one- and two-family dwellings.
 - (2) Off-site signs.
- (e) *Special exceptions.* The following special exceptions are permissible in the OPI district after public notice and hearing by the planning commission:
 - (1) Child care centers, provided that:
 - a. A fenced play area of not less than 3,000 square feet shall be provided for the first 20 or fewer children, with 200 square feet additional for each additional child.
 - b. A landscaped buffer shall be required on nonstreet property lines.
 - (2) Multiple-family dwellings.
 - (3) Colleges and universities.
 - (4) Vocational, trade or business schools, provided all activities are conducted in completely enclosed buildings.
 - (5) Sanitariums.
 - (6) Detoxification centers, as defined by state and federal guidelines.
 - (7) Commercial and service activities as follows:
 - a. Where there is a demonstrated need, limited commercial and service activities directly related to and in support of institutional and office uses within the district, such as:
 - 1. Retail outlets for sale of books, educational and art supplies, florist or gift shops, drugstores for sale of prescriptions and medicines and medical supplies only at retail, prosthetic appliance establishments and similar establishments.
 - 2.

Service establishments such as restaurants (but not drive-in restaurants), restaurants with drive-through or pick-up facilities, barbershops or beauty shops, laundry or dry cleaning pickup stations (but not a laundry, self-service laundry, dry cleaner, etc.), and similar service activities.

- b. These uses are subject to the following limitations:
 - 1. Sale, display, preparation and storage shall be conducted within a completely enclosed building.
 - 2. Products shall be sold only at retail.
 - 3. No sale, display or storage of secondhand merchandise is permitted.
 - 4. No signs are permitted other than identification wall signs.
- (8) When these districts adjoin a commercial district without an intervening street, but with or without an intervening alley, off-street parking lots in connection with nearby commercial uses, provided that:
 - a. Such parking lots may be permitted only between the commercial district and the nearest street in the office district.
 - b. A landscaped buffer area is required on all non-street property lines.
 - c. No source of illumination for such lots shall be directly visible from any adjoining residential property.
 - d. No movement of vehicles is permitted on such lots between the hours of 10:00 p.m. and 7:00 a.m., and greater limitations may be imposed where so required.
- (9) Assisted living facilities. Minimum lot area and setback for buildings in connection with such facilities shall be 2.5 acres with a minimum setback of 50 feet for assisted living facilities exceeding 150 beds.
- (10) Banks and financial institutions with drive-in facilities, provided that such uses shall be located on arterial streets.
- (11) Pain management clinic.
- (f) *Conditional use*. The following conditional use is permissible in the OPI district after public notice and hearing by city council:
 - (1) Structures in excess of 35 feet but no more than 85 feet in height.
 - (2) Reserved.
- (g) *Maximum residential density*. Maximum number of dwelling units per acre in the OPI district is:

- (1) For townhouses and multiple-family dwellings: Nine.
- (2) For adult congregate living facilities:
 - a. Each separate room or group of rooms designed or intended for use as a residence by an individual or family and having kitchen facilities: 30 units per acre with a maximum of up to 60 percent of the total units in the project.
 - b. Each separate room or group of rooms designed or intended for use as a residence by an individual or family and not having kitchen facilities: 55 units per acre.
- (h) *Minimum lot requirements (area and width).* Minimum lot requirements in the OPI district are:
 - (1) Width for all uses: 100 feet.
 - (2) Area:
 - a. For non-dwelling purposes: 10,000 square feet, except as otherwise provided.
 - b. For dwelling purposes: 4,840 square feet per dwelling unit.

For townhouses and buildings eligible for listing on the local register of historical resources, the minimum lot width shall be 50 feet and the minimum lot area shall be 5,000 square feet.
- (i) *Maximum lot coverage by all buildings.* Maximum lot coverage in the OPI district is 30 percent. Maximum lot coverage for all buildings includes all solid-roofed areas and 50 percent of covered parking of one story not in the main building.
- (j) *Minimum yard requirements.*
 - (1) Minimum yard requirements for all buildings in the OPI district are:
 - a. Front yard: 20 feet.
 - b. Side yard: Ten feet.
 - c. Rear yard: 15 feet.
 - d. Waterfront yards: 20 feet.



OPI District

- (2) Buildings above 35 feet shall provide additional side and rear yards at a ratio of one foot for each four feet of building height, and a front yard of 30 feet or one-half of the building height, whichever is greater.
- (3) For all nonresidential uses, not less than ten feet of the required front yard next to the street shall be landscaped and the landscaping maintained, except for that portion used for ingress and egress.

(k) *Maximum height of structures.* No portion of a structure shall exceed 35 feet in the OPI district, except as permissible by conditional use.

(Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2005-27, § 4, 6-14-05; Ord. No. 2013-03, § 4, 2-12-13; Ord. No. 2014-05, § 4, 2-11-14; Ord. No. 2015-04, § 5, 3-24-15; Ord. No. 2016-19, § 3, 10-25-16)