

SECTION 322 - (SO) SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT REGULATIONS

322.02 - PERMITTED USE - The following uses shall be permitted in the SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT.

322.21 - Residential - Dwellings ancillary to permitted uses.

322.22 Administrative, Professional, Institutional, and Business Offices

OMB SIC Group Code Type of business

0742	Veterinary Services, without outdoor pens or runs
0752	Animal specialty services without outdoor pens or runs (exclusive of horse breeding)
43	US Postal Service
4724	Travel Agencies
481	Telephone and Communication Offices
483	Radio and Television Broadcasting
484	Cable Television Offices
60	Depository Institutions (banks)
61	Non Depository Institutions
62	Security/ commodity brokers
63	Insurance Carriers
64	Insurance Brokers
65	Real Estate
67	Investment Companies
73	Business Services/offices
782	Motion Picture Distribution services
783	Motion Picture Theaters
784	Video tape/disc rental
791	Dance Studios
792	Talent producers, entertainers
80	Health and Medical Services
81	Legal Services
82	Educational Services, libraries, schools
83	Social Services
84	Museums, Galleries
86	Membership Organizations
87	Engineering , Personnel, Management Services
899	Professional Services not otherwise classified
7391	Research, Development, and Testing Laboratories
91-97	Government, public offices

322.03 - CONDITIONAL USE - The following uses shall be allowed in the SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT provided a site plan showing building layout, parking and access is approved, in accordance with ARTICLE VIII Section 815.

322.31 - Drive-In or drive through Facility - Drive-in, drive through, or outdoor service facilities developed in association with a PERMITTED USE, provided no outdoor voice amplification call box or menu board is located within one hundred (100) feet of a residence.

322.32 - Other Conditional Uses

074	Veterinary Services (large and small animals, with outdoor runs, provided such runs are not within two hundred (200) feet of a residence
581	Eating and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar entertainment or services as defined in Section 720, Article VII)
702	Rooming and Boarding Houses
704	Organization Hotels and Lodging Houses on Membership Basis
722	Photographic Studios, including Commercial Photography
723	Beauty Shops
724	Barber Shops
726	Funeral Service and Crematories

322.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT.

322.41 - Minimum Lot Size - No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS.

- a.) One (1) or more main buildings or PERMITTED USES may be placed on a lot; however, main and accessory structures shall not occupy more than fifty percent (50%) of a lot, nor in total gross floor area exceed eighty percent (80%) of the lot area.
- b.) At least twenty percent (20%) of the lot must be landscaped open space.

322.42 - Lot Width - No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these DEVELOPMENT STANDARDS.

322.43 - Minimum Side Yard

- a.) When adjacent to a residential district or planned commercial or residential district, the side yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line. In no case shall the setback be less than fifteen (15) feet.
- b.) When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

322.44 - Minimum Rear Yard - When adjacent to a residential district or planned district, the rear yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the rear lot line, but in no case shall it be less than fifteen (15) feet.

322.45 - Front Green Belt - A landscaped area of at least fifteen (15) feet in width shall be provided between the existing street right of way line and any structure or paved area. The green belt requirements shall supersede any permission for encroachment into front setback as may be permitted in Section 504.012; the green belt shall be provided.

322.46 - Minimum Front Building Setback Line - All buildings shall be setback a distance of not less than fifteen (15) feet measured from the edge of the public right of way. However, where a property adjoins a limited access right of way, a building line shall be established thirty (30) feet from the property line adjoining the limited access line. Where property adjoins a limited access right of way, accessory structures may be permitted within the established building line on condition that a setback of not less than five (5) feet from the property line is provided.

322.47 - Maximum Height – Thirty-eight (38) feet.