ARTICLE 17

B-4 OFFICE DISTRICT

17-100. PURPOSE:

The **B-4** Office District is a district designed to provide a place for certain business office activities in a predominantly residential community. By limiting the uses and by requiring yard and landscaping provisions, such uses will have the minimum impact on residential areas. It is anticipated that the **B-4** District will be mapped on arterial streets, and in particular those areas in which more extensive business activities would be incompatible with adjacent residential areas. In some cases the **B-4** District may be considered a transitional use between business and residential areas.

17-101. USES PERMITTED:

Office uses and office buildings, excluding medical and dental offices and clinics, and excluding any establishment that makes sales on the premises or conducts any retail activity.

17-101.1. Temporary uses in accordance with **Section 4-107**. ***(Ord. #1498, 02/02/04)***

17-102. SPECIAL USES PERMITTED (in accordance with **Section 26-108**):

Medical and dental offices and clinics.

Gas regulator stations, telephone exchanges and electric substations operated by quasi-public utilities.

Antennas and Telecommunication Towers in accordance with **Section 4-108**. (***Ord. #1283, 12/21/98***)

17-103. ACCESSORY USES PERMITTED:

17-103.1. Accessory uses, buildings or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel and do not include structures or features inconsistent with the permitted or special use.

17-104. SITE AND STRUCTURE REQUIREMENTS:

17-104.1. Minimum lot area: No requirement.

17-104.2. Minimum lot width: No requirement.

17-104.3. Minimum yards:

17-104.3.1. Front: 50 feet.

17-104.3.2. Side: On corner lots, 50 feet along the side street; on interior lots, 25 feet. (***Ord. #869, 7/18/88***)

17-104.3.3. Rear: 25 feet.

17-104.3.4. Except that on certain streets listed in Article 25, special setbacks shall be observed.

17-104.4. Maximum height: 40 feet.

17-104.5. Maximum lot coverage: 40 per cent.

17-105. SPECIAL PROVISIONS:

17-105.1. Enclosure of Operations: All business, servicing or processing shall be conducted within completely enclosed buildings, except:

Sidewalk cafes and sales

Off-street parking or loading

17-105.2. Parking requirements shall be in accordance with the applicable regulations of Article 23.

17-105.3. Landscaping shall be provided and shall be shown on the site plan. Applicants shall provide a landscaped buffer strip to form a green area abutting any residential district. Moreover, applicants must show how specific landscaping elements they propose will protect adjacent residential areas, will provide appropriate divisions between parking areas and buildings, will divide large paved parking areas so that some landscape materials are introduced to provide visual variety, and will provide a suitable office environment for workers in a predominantly residential community.

17-105.4. Signs may be permitted in accordance with the applicable requirements of Article 22. However, the Plan Commission may approve a sign identifying the office development as a whole.

17-105.5. Conversion of residential structures to commercial use is prohibited unless a Special Use permit is approved by the Plan Commission as provided in **Section 26-108.**