

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES - OFFICE ZONES				
P = Permitted Use S = Permitted as Special Exception Use				
[1] Mayor and Council Special Exception Procedure, Section 3.4.4				
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3				
[3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:				
Community Garden	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	All: 4.9.2.E
Civic Land Use Group With Land Use Class/Type:				
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[2] Zoning Examiner Special Exception Procedure, Section 3.4.3				
[3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:				
Community Garden	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	All: 4.9.2.E
Civic Land Use Group With Land Use Class/Type:				
Cemetery			P	O-3: 4.9.3.A.1 and 4.9.13.K
Civic Assembly		P	P	O-2: 4.9.13.J
Cultural Use:				
Government owned and operated		P	P	
Privately owned and operated	S [1]	S [1]	S [1]	O-1, O-2: 4.9.3.C.2 - 8 and 4.9.13.J O-3: 4.9.3.C.2 - 8 and 4.9.13.K
With Food Service as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.M.1, .3
With Alcoholic Beverage Service as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.C.3 & 4.9.4.V.4, .8
With Entertainment as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.K.6
With General Merchandise Sales as an accessory use	P	P	P	O-1, O-2, O-3: 4.9.9.B.1 & .2
Educational Use:				
Elementary and Secondary		P	P	O-2: 4.9.3.D and 4.9.13.J O-3: 4.9.3.D and 4.9.13.K
Elementary and Secondary		S [2]	S [2]	
Postsecondary Institution		P	P	O-2: 4.9.13.J O-3: 4.9.3.E and 4.9.13.K
With Salvaging & Recycling as an accessory use to any P or S Educational Use		P	P	O-2, O-3: 4.9.5.G.1&3
Postal Service (government owned and operated only)		P	P	

Protective Service (government owned and operated only)		P	P	
Religious Use		P	P	O-2: 4.9.13.J O-3: 4.9.13.K
With Columbarium as an accessory use		P	P	
With Salvaging & Recycling as an accessory use		P	P	O-2, O-3, MU, OCR-1, OCR-2: 4.9.5.G.1 & .3
Commercial Services Land Use Group With Land Use Class/Type:				
Administrative and Professional Office	P	P	P	O-1: 4.9.4.R and 4.9.13.J O-2: 4.9.13.J O-3: 4.9.13.K
Communications				
Wireless Communication	P	P	P	O-1, O-2: 4.9.13.J and 4.9.4.I.2, .3, & .4.a or 5.a or 5.b O-3: 4.9.13.K and 4.9.4.I.2, .3, & .4.a or 5.a or 5.b
Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standard]	S [see use specific standard]	S [see use specific standard]	O-1, O-2: 4.9.13.J and one of the following groups: S[2] - 4.9.4.I.2, .3, & .7.a or S[1] - 4.9.4.I.2, .3, & .8 O-3: 4.9.13.K and one of the following groups: S[2] - 4.9.4.I.2, .3, & .7.a or S[1] - 4.9.4.I.2, .3, & .8
Day Care:				
Adult		P	P	O-2: 4.9.13.J
Child:				
Maximum 30 children		P	P	O-2: 4.9.4.H.1-5, 6.a & 7.d and 4.9.13.J O-3: 4.9.4.H.1-4, 6.a & 7.e and 4.9.13.K
Maximum 100 children			P	O-3: 4.9.4.H. 1-5, 6.b & 7.g and 4.9.13.K
Child:				
Unlimited # of children			S [2]	O-3: 4.9.4.H.1, .2, & .9 and 4.9.13.K
With extended hours (before 6:00 am or after 7:00 pm)		S [2]	S [2]	O-2: 4.9.4.H.1, .2, & .9 and 4.9.13.J O-3: 4.9.4.H.1-5, .6.c, .7.g, & .8 and 4.9.13.K
Medical Service:				
Extended Healthcare		P	P	O-2: 4.9.13.J.1 & .3 O-3: 4.9.13.K.1
Major		P	P	O-2: 4.9.4.P.1 and 4.9.13.J O-3: 4.9.4.P.1 and 4.9.13.K
Food Service; General Merchandise Sales; or Personal Service as an accessory use to a Medical Service, Major use		P	P	O-2: 4.9.4.P.1, 4.9.4.Q.1, and 4.9.13.J O-3: 4.9.4.P.1, 4.9.4.Q.1, and 4.9.13.K
Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use		P	P	O-2: 4.9.4.Q.2 O-3: 4.9.4.Q.2
Outpatient (excluding blood donor centers)	P	P	P	O-1: 4.9.4.O.1, 4.9.4.P.1, 4.9.4.R, and 4.9.13.J O-2: 4.9.4.O.1, 4.9.4.P.1, and 4.9.13.J O-3: 4.9.13.K
Research and Product Development			P	O-3: 4.9.4.U and 4.9.13.K
Recreation Land Use Group With Land Use Class/Type:				
Parks and Recreation		P	P	O-2: 4.9.13.J O-3: 4.9.13.K
Residential Land Use Group With Land Use Class/Type:				
Family Dwelling:				

Duplex	P	P	P	
Manufactured Housing	P	P	P	
Multifamily Development	P	P	P	
Single-family , Attached or Detached	P	P	P	
Accessory Dwelling Unit	P	P	P	All: 6.6.3
Any Family Dwelling with a Home Occupation as an accessory use	P	P	P	O-1, O-2, O-3: 4.9.7.D
Flexible Lot Development	P	P	P	O-1, O-2, O-3: 8.7.3
Residential Care Services, Adult Care or Physical and Behavioral Health Services:				
Maximum 10 Residents	P	P	P	O-1, O-2: 4.9.13.J O-3: 4.9.7.J.3.a, & .4 and 4.9.13.K
Maximum 15 Residents	S [2]			O-1: 4.9.7.J.3.b & .4 and 4.9.13.J
Unlimited # Residents	S [2]		P	O-1: 4.9.7.J.3.d, .4 & .8 and 4.9.13.J O-3: 4.9.7.J.3.d, .4, & .8 and 4.9.13.K
Residential Care Services, Adult Rehabilitation Service or Shelter Care:				
Maximum 15 Residents		S [2]		O-2: 4.9.7.J.1, .2.b, 3.b, .4, & .9 and 4.9.13.J
Unlimited # Residents		S [2]	P	O-2: 4.9.7.J.1, 2.b., 3.d, 4, & .8 and 4.9.13.J O-3(P): 4.9.7.J.1, .3.d, .4, .6, & .8 and 4.9.13.K
			S [2]	O-3(S): 4.9.7.J.1, 3.d, .4, & .8 and 4.9.13.K
Residential Care Services, Child Rehabilitation Services, Maximum 10 Residents		P	P	O-2: 4.9.7.J.1, 2.b, 3.a, & .4 and 4.9.13.J O-3: 4.9.7.J.1, 3.a, & .4 and 4.9.13.K
Residential Care Services, Shelter Care for Victims of Domestic Violence		P	P	O-2: 4.9.7.J.1, 2.b, 3.b, .4, & .7 and 4.9.13.J O-3: 4.9.7.J.1, 3.c, & .4 and 4.9.13.K
Retail Trade Land Use Group With Land Use Class/Type:				
Farmers' Market as an accessory use to any permitted principal use in every land use group	P	P	P	All: 4.9.9.A.12.a-e
Storage Land Use Group With Land Use Class/Type:				
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	O-1, O-2, O-3: 4.9.10.B.1 & 2.a or .2.e and 4.9.13.K
Utilities Land Use Group With Land Use Class/Type:				
Distribution System	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.A.1, .5, & .9 and 4.9.13.J O-3: 4.9.11.A.1, .5, & .9 and 4.9.13.K
Renewable Energy Generation	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.B. 2, .3, .4, & .5 and 4.9.13.J O-3: 4.9.11.B. 2, .3, .4, & .5 and 4.9.13.K

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11235, 1/21/2015; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11608, passed 12/18/2018; Am. Ord. 11890, 12/7/2021; Am. Ord. 11996, 3/21/2023)