

Article V, Section 900 O-1 Office District

Section 900 O-1 OFFICE DISTRICT

900 Permitted Uses

- A. Office Buildings.
- B. Colleges, Schools and libraries.
- C. Churches
- D. Social agencies and other non-commercial public and semi-public uses.
- E. Professional, medical or dental offices and Clinics.
- F. Laboratories and research centers not objectionable because of odor, dust, noise, or vibration.
- G. Public Buildings, including fire halls.
- H. Accessory uses and Buildings.
- I. Banks and branch banks.
- J. Radio, television and motion picture production Studios, excluding transmission towers.
- K. On-Premise Signs as regulated in ARTICLE VI, Section 111, except that only one (1) Sign shall be permitted for each Structure, which Sign shall be set back ten (10) feet from any property line. The Sign shall not exceed forty-eight (48) square feet in area or forty (40) feet in height. If illuminated, the Sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot candles at the face of the Sign. No flashing or intermittent lights will be permitted.
- L. Parks, playgrounds and community Buildings.
- M. Dwellings, except single-wide manufactured homes, when the Dwelling is clearly secondary and incidental to one of the above permitted uses. (Formerly 901.13; Ord. No. 668, 9/24/1998)
- N. Restaurants, drug stores, beauty and barber shops provided such uses are clearly incidental and subordinate to one of the permitted uses.
- O. Fraternal, professional, service or hobby Clubs and lodges.
- P. Utility substations and transformers.

901 Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

- A. Commercial Parking Lots.

B. Child Care Centers as defined in ARTICLE II.

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Height and Area Regulations

- A. No Buildings shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height except that a Building may exceed these requirements provided that for every foot of additional height over thirty-five (35) feet, the Building shall be set back one (1) additional foot from all property lines.
- B. There is no Minimum Building Site area.
- C. The minimum Frontage shall be sixty (60) feet.
- D. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way. (Formerly 903.4; Ord. No. 496, 8/9/1990)
- E. There shall be a Side Yard on each side of the Building of not less than ten (10) feet when a permitted use adjoins a residential district.
- F. There shall be a Rear Yard of not less than twenty-five (25) feet when a permitted use adjoins a residential district.
- G. Other than as provided above, no other Front, Rear or Side Yards are required, except where Buildings are separated, the distance between them shall be at least ten (10) feet.

903

Off-Street Parking Regulations

Off-Street Parking shall be provided on the same Lot as the Building in accordance with the following requirements:

- A. For public uses or other uses with a chapel or auditorium one (1) Space for every three (3) seats in the main assembly room.
- B. There shall be one (1) Space per three hundred (300) square feet on indoor space, exclusive of halls, stairs and similar service areas, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting areas.
- C. Elementary Schools shall provide one (1) Space for every classroom plus eight (8).
- D. Middle and Junior High Schools shall have three (3) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- E. High Schools shall have six (6) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- F. There shall be one (1) Space per every resident for Homes for the aged and/or handicapped.

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- G. For all other permitted uses one (1) Space for every two hundred (200) square feet of usable floor area, excluding all service areas such as halls and stairways.