

## ARTICLE XIV. O-1 PROFESSIONAL OFFICE DISTRICT

### A. Statement of Intent

1. This district is intended to provide for new construction and conversion of older dwellings into professional offices to act as a buffer between single-family residence districts and major thoroughfares without compromising the integrity of existing single-family neighborhoods.
2. To qualify for this district, a property must abut both an R-1, Suburban Residence District and a street with a functional classification of "arterial" or higher.

### Section 1. Principal Permitted Uses

A. Any use or structure permitted and as regulated in the R-1, Suburban Residence District.

B. Offices of professionals specifically listed below:

1. Attorney-at-law;
2. Architect;
3. Certified Public Accountant;
4. Consultant;
5. Registered engineer;
6. Land planner;
7. Minister, Rabbi, or Priest; or
8. Registered land surveyor.

C. Any other use as determined by the Greene County Planning Board to be of the same general character as the above permitted uses.

1. This does not include any use first allowed in the O-2, General Office District.

### Section 2. Accessory Uses

A. Exterior Signs

1. Each office structure may have one (1) sign which pertains only to the permitted use on the premises and shall indicate only the name, insignia, and/or address of the use.
2. Signs must be integral with, or attached flat against, the building or project not more than four (4) feet beyond the building.
  - a. The sign may not project above the roof line and must face the major thoroughfare that the property abuts.
3. Signs allowed under this section may be a maximum of fifty (50) square feet; and
  - a. May only be indirectly illuminated with non-colored light; and
  - b. Shall not be flashing or moving.

4. One (1) free standing directional sign of no more than two (2) square feet may be hung at the office driveway entrance.
  - a. Said sign may not overhang the street right-of-way nor otherwise obstruct or impair the safety of pedestrians or motorists.

5. Portable signs and commercial vehicles serving as portable signs are prohibited.

B. Any accessory use permitted in the R-1, Suburban Residence District.

**Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization**

- A. Non-professional offices limited to those with administrative functions, not to include services available to the general public.
- B. Exterior alteration of any structure existing at the time of adoption of this article and having been or currently being converted into a professional office.
- C. Structural alteration of, or addition to, any structure existing at the time of adoption of this article and having been or currently being converted into a professional office;
  1. Not to include interior structural alterations which do not change the exterior appearance of the structure.
- D. Construction of any new professional office structure.
- E. Location only, of a sign which does not conform to Section 2 of this Article when the professional office is located more than one hundred (100) feet from the right-of-way of the major thoroughfare;
  1. Providing that the Conditional Use Permit does not allow for more than one (1) non-directional sign.
- F. All Conditional Use Permits must adhere to the standards of Sections 6 and 7 of this Article.

**Section 4. Prohibited Uses**

- A. Any use not specifically listed as a principal permitted use or accessory use.
- B. Any use which produces more than one thousand five hundred (1,500) gallons of wastewater per day without being connected to a public sewer system.

**Section 5. Home Occupations**

- A. Any single-family home located in this office district, and not having been converted into a professional office, may establish those Home Occupations which are permitted in the R-1, Suburban Residence District, as regulated in that district.

**Section 6. Use Standards**

- A. No more than thirty (30) percent of any lot may be occupied by the professional office and its accessory uses including parking area.
- B. Commercial vehicles must be garaged indoors overnight.
- C. The conversion of a dwelling into a professional office may not result in an increase of more than fifty (50) percent of the floor area of the structure prior to conversion;
  - 1. Except when the structure is located on a lot of more than two (2) acres the floor area of the structure prior to conversion, may be doubled; and
  - 2. The construction of a new professional office may be no more than fifty (50) percent larger than the average floor area of the single-family dwellings within one thousand (1,000) feet of the site;
    - a. Unless the proposed site has an area of over two (2) acres, in which case an additional fifty (50) percent of the floor area will be allowed.
- D. All structural alterations to converted professional offices and new construction of professional offices must be in architectural harmony with the existing single-family homes in the area;
  - 1. Including exterior appearance; and
  - 2. Exterior materials used.
- E. The conversion of a dwelling into a professional office and the new construction of a professional office must include the construction of a six (6) feet tall solid board fence of uniform color along any property line which abuts an R-1, Suburban Residence District.
  - 1. Evergreen trees must also be planted at ten (10) foot intervals along said property line.
- F. No more than fifty (50) percent of any side or front yard may be used for parking.
- G. No driveway, parking area, or accessory structure may be located closer than twenty-five (25) feet from any R-1, Suburban Residence District.
- H. No new parcel may be created which does not have the required amount of road frontage on, and direct access to, the major thoroughfare.
  - 1. No access may be gained from residential or collector streets.
  - 2. Parking areas for corner lots shall be screened from the side street by evergreen trees planted at ten (10) foot intervals.

**Section 7. Height and Area Regulations**

- A. Maximum height for structures in the O-1, Office District shall be two and one-half (2½) stories or thirty-five (35) feet.

Area	Lot Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
20,000 square feet minimum	100 ft.	50 ft.	25 ft.	50 ft.

- B. Area and yard requirements shall be waived for existing structures with the stipulation that the existing area and yards shall not be reduced when converting to a professional office.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

<b>Street Classification</b>	<b>Required Setback from Right-of-way Center Line</b>
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback