

Chapter 17.62 OB OFFICE BUSINESS

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17.62.010 Purpose.

The purpose of the OB district is to establish and maintain a district used for low intensity uses such as administration and professional services, small retail businesses, multi-family residential dwellings and medical facilities. Low intensity refers to limited traffic generation, limited business signage, and limited hours of operation.

17.62.020 Permitted uses.

In the OB district, no building, structure, or land use shall be permitted or used except for the following:

1. Apartments located within a business structure;
2. Assisted living;
3. Bed and breakfast;
4. Bed and breakfast homestay;
5. Bed and breakfast inn;
6. Branch community facilities: postal, library;
7. Mortuaries;
8. Churches;
9. Day-care, adult;
10. Child care center;
11. Family child care;
12. Family group child care;
13. Group homes;
14. Independent parking lots, parking structures, parking garages;
15. Medical and dental supplies, retail;
16. Medical labs, medical clinics, outpatient facilities, surgical clinics, health spas, rehabilitation centers and public health facilities;
17. Nursing homes and sanitariums;
18. Offices, general and professional;
19. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
20. Personal service shops;
21. Single-family residences;
22. Two-family residences;
23. Multifamily residences up to, and including, four stories or forty-five feet in height, whichever is less;
24. Townhouses;
25. Condominiums for both residential and office use;
26. Vocational centers, medical institutions, and training facilities;
27. Neighborhood assembly uses;
28. Regional assembly uses;
29. Grocery store;
30. Neighborhood grocery;
31. Coffee shops, cafes and restaurants without drive-up windows;
32. Sundry shops and specialty shops.

17.62.030 Conditional uses.

- A. Developments exceeding twenty residential units per acre;
- B. Public utility and public service installations and facilities, excluding business offices and repair and storage facilities;
- C. Reserved;
- D. Schools.

17.62.040 Minimum standards.

A. Lot Area.

For all uses, there shall be a minimum lot size of four thousand square feet except as provided below:

- 1. Multifamily dwellings, condominiums, and townhouses of three or more units shall have a minimum of one thousand five hundred square feet per dwelling unit;
- 2. Assisted living, nursing homes and sanitariums, minimum lot size of twelve thousand square feet;
- 3. Commercial use, six thousand square feet.

B. Lot Width.

- 1. For all uses except townhouses, forty feet;
- 2. For townhouses, twenty feet per individual townhouse unit.

C. Yard Requirements.

- 1. Front yard setback, fifteen feet with alley, or eighteen feet without alley;**
- 2. Rear yard setback, ten feet;**
- 3. Side yard setback, five feet;**
- 4. The front yards of a corner lot shall not be less than fifteen feet;**
- 5. Business or commercial uses, front and rear yard, fifteen feet, side yard, five feet from property line;**
- 6. Townhouses, zero lot line between adjoining townhouse units; five foot side yard setback for each end unit;**

D. Maximum Height Limitations.

- 1. Multifamily dwelling, four stories or forty-five feet, whichever is less;
- 2. All other uses, two stories or twenty-five feet, whichever is less;

E. Buffering.

For multifamily developments, business, and commercial uses, which adjoin single-family residential properties, one of the six buffering alternatives expressed in Appendix C of this title shall be developed to reduce noise and increase visual privacy.