

**5.41 OB OFFICE, MEDICAL, AND RELATED SERVICES ZONE**

## 5.41.01 General Description

This zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

## 5.41.02 Uses Permitted

- A. Any use permitted and as regulated in the RB, General Residential Zone, except that height shall be as regulated in 5.41.09, "Height Regulations".
- B. Professional and business offices in which no activity is carried on catering to retail trade with the general public, and no stock of goods is maintained for sale to customers. These shall include, but not be limited to, offices for lawyers, architects, engineers, insurance, real estate agents and beauty shops.
- C. Hospital, clinics, and medical and dental offices.
- D. Undertaking establishments and funeral homes.
- E. Hotels, motels, (including dining room facilities) excepting those containing retail sales for other than the convenience of guests in the building.
- F. Private clubs and lodges.
- G. Art gallery and museums.
- H. Business colleges.
- I. Public and private schools and colleges with student residence and dormitories associated therewith.

- J. Commercial parking lot or garage.
- K. Accessory buildings and uses customarily incidental and subordinate to permitted uses and structures.
- L. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants and their guests.
- M. Establishments rendering business service associated with the uses listed above including but not limited to the sale of office supplies and business forms and machines.
- N. Signs as permitted by Section 3.90, "Signs, Billboards. And Other Advertising Structures", of this resolution.
- O. Other uses similar in character to those enumerated above, and which in the opinion of the Planning Commission will not be injurious to the zone.
- P. Demolition landfills less than one (1) acre in size subject to Article 4, "Supplementary Regulations", Section 4.80.01(A), "Demolition Landfills" (on site generated waste).
- Q. Yard sales and rummage sales.

5.41.03 Uses Permitted On Review

- A. Child day care centers, provided they meet the requirements of Section 4.91, "Requirements for Child Day Care Centers and Group Day Care Homes, When Considered as Uses Permitted on Review".
- B. Assisted living facilities.
- C. Commercial telecommunications towers.

- D. Adult day care centers, provided they meet the requirements of Section 4.98, "Requirements for Adult Day Care Centers, When Considered as Uses Permitted on Review".
- E. Methadone treatment clinic or facility.
- F. Pain Management Clinic.

5.41.04 Area Regulations

The area requirements for dwellings, and buildings accessory thereto, shall be the same as the area requirements for the RB, General Residential Zone. The following requirements shall apply to all other uses permitted in this zone:

5.41.05 Front Yard

All buildings shall set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

5.41.06 Side Yard

Side yard requirements for residential uses shall be the same as in the RB, General Residential Zone. Where a side yard is adjacent to a residential zone, no nonresidential building shall be located closer than twenty (20) feet to the side lot line. In all other cases no building shall be located closer than fifteen (15) feet to the side lot line.

5.41.07 Rear Yard

No building shall be located closer than twenty (20) feet to the rear lot line.

5.41.08 Maximum Lot Coverage

- A. The maximum lot area which may be covered by residential structures shall be the same as required in the RB, General Residential Zone.

- B. Other main and accessory buildings shall cover not more than thirty-five (35) percent of the lot area.

5.41.09 Height Regulations

No building or structure shall exceed four (4) stories or forty-five (45) feet in height, except:

- A. As provided in Section 3.20 "General Exceptions".
- B. The Planning Commission may approve, as a use permitted on review, an increase in height above forty-five (45) feet and may, as a condition of such approval, require an increase in set back and/or yard requirements where appropriate.

5.41.10 Off-Street Parking

As regulated in Section 3.50, "Off-Street Parking Requirements", except that parking shall not be located in the required front yard.