

Sec. 117.116b. E-3 Employment (Office Park) District.

(a) Intent. The purpose of the Office Park (OP) District is to:

(1) Reserve larger areas for multi-use buildings, offices, wholesale showrooms, light manufacturing, research and development, training, limited retail uses and uses accessory to conducting business within a coordinated, well-defined campus environment;

(2) Protect business from incompatible and unrelated land uses intruding into the work environment;

(3) Create higher quality site and building design expectations that will not support any uses with outdoor storage.

(4) Create an area to provide opportunities for higher technology business and other industries that may benefit from the accommodation of both office and light industrial uses on site with internal and external amenities to benefit employees;

(5) Provide for accessible business park opportunities near major highways and future transit corridors;

(6) Preserve and utilize natural environmental features for office sites that are located next to or overlook public open space and trail uses, woodlands and wetlands.

(b) Design Character: Development in this district shall establish and maintain high standards of site design, spatial relationships, proportions, building architecture and landscape design that will create a high quality environment attractive to major employers. The design character of this district will be characterized by a high level of design, site amenities such as trails or open space, storm water management, and other modern techniques used to create a high-end office and industrial park. No outdoor storage will be permitted with any use.

(c) Permitted uses

(1) Offices and office showrooms;

(2) Coffee shops, cafeterias, medical facilities, and athletic/fitness facilities if located within the principal structure;

(3) Government offices/facilities;

(4) Technical, vocational, business and college/university satellite facilities/schools;

- (5) Travel agencies;
- (6) Research and development;
- (7) Data processing;
- (8) Wholesale showroom;
- (9) Warehousing used in conjunction with offices or light manufacturing facilities with no outdoor storage;
- (10) Retail sales, incidental to manufacturing of products produced on the site not to exceed 25 percent of the gross square footage of the first floor;
- (11) High technology business uses including, but not limited to: the manufacturing, or assembly, of medical devices and equipment, telecommunications equipment, pharmaceuticals, computer or electronic products and software, aeronautical equipment or components;
- (12) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.
- (13) Public utilities and essential government services;
- (14) Athletic/fitness facility within principal building;
- (15) Other uses similar to those permitted in this Section as determined by the Planning Commission and the City Council

(d) Accessory Uses

- (1) Cafeterias not open to the general public;
- (2) Bicycle and public or private transit shelters;
- (3) Gate security detached building;
- (4) Commercial overnight delivery drop box;

(e) Conditional Uses The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50.

- (1) Restaurant, Full Service subject to the following standards:
 - a. No drive through service is provided;
 - b. No restaurant shall be allowed on a parcel of less than one and one-half (1^{1/2}) acres.
 - c. Exterior materials and design shall be compatible with surrounding properties.

- (2) Health and fitness centers, freestanding;

- (3) Financial institutions and banks subject to the following standards:
 - a. No drive through facilities;

- (4) Full Service Hotels;

- (5) Radio and TV studios, sound stages, multi-media, post production studio and support facilities and equipment;

- (6) Cell towers subject to standards in Sec. 117-428

- (7) Micro and medium-scale WECS subject to standards in Sec. 117-430

- (f) Interim Uses.
 - (1) Places of Assembly
 - (2) Other uses as approved by the City Council

- (g) Standards. (Also refer to article II, division 6 of this chapter for general performance standards).
 - (1) Bulk Standards.

Standard	Requirement
Minimum Lot Area	1 acre
Minimum Lot Width	200 feet
Maximum building height	65 feet
Maximum structure Area	45% of lot area
Minumum Building Setbacks	
Front yard	35 feet
Side yard	20 feet
Rear yard	35 feet
Major and minor arterial and state and county roads	60 from centerline of road ROW plus applicable setback
Service Road	35 feet
Setbacks when adjancet to residential districts	
Buildings	60 feet
Off-street parking, storage and driveways	40 feet
Paking and pavement (includes maneuvering areas) setback from street right-of-way	
	20 feet