

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;

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

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78 (d) Accessory Uses

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

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

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90 (1) Restaurant, Full Service (no drive through);
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92 (2) Health and fitness centers, freestanding;
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- 94 (3) Financial institutions and banks with drive through facilities;
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 96 (4) Full Service Hotels;
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 98 (5) Radio and TV studios, sound stages, multi-media, post production studio and
 99 support facilities and equipment;
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 101 (6) Cell towers.
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 103 (7) Micro-scale WECS
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 105 (8) Medium-scale WECS
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 107 (f) Interim Uses.
 108 (1) Places of Assembly
 109 (2) Other uses as approved by the City Council
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 111 (g) Standards. (Also refer to article II, division 6 of this chapter for general performance
 112 standards).
 113 (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

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 116 (2) Landscaping and buffering.
 117 a. Site Landscaping
 118 1. Minimum landscaping requirements. All open space areas of a lot

119 which are not used or improved for required parking areas, drives or storage shall be
120 landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers,
121 ground cover, decorative walks, or other similar site design materials in a quantity and
122 placement suitable for the site. A reasonable attempt should be made to preserve as many
123 existing trees as is practicable and to incorporate them into the development. For each
124 existing significant tree retained one overstory tree can be deducted from the minimum
125 requirements.

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127 2. Number of plantings. The minimum number of overstory trees on any
128 given site shall be as indicated below. These are minimum requirements that are typically
129 supplemented with other understory trees, shrubs, flowers and ground covers deemed
130 appropriate for a complete quality landscape treatment of a site.

<u>Type</u>	<u>Number of Plantings</u>
<u>Deciduous/coniferous trees</u>	<u>1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 tree is required for each 1,000 square feet of additional building footprint area.</u>
<u>Shrubs</u>	<u>1 per 30 lineal feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.</u>

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145 3. Minimum size of plantings. Landscaping material shall be of the
146 following minimum planting size:

<u>Type</u>	<u>Size</u>
<u>Deciduous trees</u>	<u>2.5 inches diameter as measured three feet above the ground.</u>
<u>Coniferous trees</u>	<u>6 feet in height</u>
<u>Deciduous shrubs</u>	<u>2 feet in height</u>
<u>Evergreen shrubs</u>	<u>2 feet in height or 2 feet in width, whichever applies</u>
<u>Ornamental trees</u>	<u>1.5 inches diameter as measure three feet above the ground</u>

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161 4. Planting types.

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163 (i) Acceptable plantings shall be determined by the City of
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(ii) The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and lot less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

(iii) For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b. Topsoil. All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with six (6) inches of topsoil, as defined in section 117-1 or an approved alternative as referenced in section 117-348.

c. Sodding and ground cover. All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

d. Irrigation.

1. All landscaping areas required under this section shall include underground irrigation systems.

2. Exceptions include natural areas that are left undisturbed.

e. Bufferyards. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping .

Proposed Development	Existing Adjacent Development				
	R-1	R-2	R-3	B-1	B-2
Office Park Bufferyard width	60 ft.	60ft.	60 ft.	35 ft.	35 ft.
% increase in plantings required	30%	30%	30%	20%	20%