



**708.21 OIT, Office Institution Transitional**

**A. Purpose and Intent.**

The OIT district is intended to provide protection to the residents of residential areas experiencing transition to other uses, primarily professional offices, by promoting the continued utilization of existing houses, discouraging demolition and permitting office uses which do not generate large volumes of traffic, noise or other harmful effects. The OIT district is differentiated from other office zonings in that it is designed to facilitate the reuse of existing structures previously utilized for residential purposes in contrast to new developments.

**B. Permitted Uses.**

1. Professional offices. Health practitioners are limited to 1500 gross square feet.
2. Private parks and playgrounds.
3. Accessory uses and structures incidental to any permitted use.

**C. Temporary/Conditional Uses Allowed by the Director.**

1. Bed and Breakfast Inns, provided:
  - a) The facility is operated by the resident-owner.
  - b) The building and lot meet all applicable city and state code regulations, including minimum lot standards.
  - c) A minimum of one parking space per rental room is provided in addition to those required for the resident.
  - d) The structure contains more than 2,000 square feet of gross heated floor area.
2. Mobile Retail Food Establishment shall be allowed on property zoned OIT according to the restrictions listed below:
  - a) Written permission of the property owner is obtained.
  - b) Such use does not last longer than 3 days consecutively and 12 days annually.
  - c) These uses shall be located at least 25 feet from any property line and not within any public right-of-way or City owned property, unless otherwise authorized by the City.
  - d) If property is within fifty (50) feet of a residentially zoned parcel, measured property line to property line, then food truck operations shall cease at 9:00 p.m.
  - e) Adequate paved parking, ingress and egress are provided on site.
  - f) A temporary use permit is applied for and approved by the Director of the Department of Development Services.
  - g) The Board of Zoning Appeals shall not issue and are not granted the authority to issue variances to any of the regulations relating to Mobile Retail Establishments; all such variance requests must be submitted to City Council. Variances for mobile food establishments shall be considered according to the criteria defined under §712.01 (E).

**D. Special Uses Permitted by Board of Zoning Appeals.**

Other uses which are substantially similar in character and impact to those uses enumerated above. Such uses must clearly meet the purpose and intent of this zoning district.

**E. Special Uses Permitted by City Council.**

Not applicable in this district.

**F. Accessory Structures.**



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1. All such structures shall be located upon the same lot and to the side or rear of the principal use at least 5 feet from side or rear lot lines. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
2. When an accessory building is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
3. No accessory building shall be constructed upon a lot before the principal building, nor shall it contain a greater floor area than the principal structure.
4. No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building.
5. Swimming pools must be enclosed by a fence not less than 5 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
6. Heating and air conditioning units may encroach into the required rear or side setback.
7. Accessory structures utilizing canvas coverings, tarpaulins, sails, tents, or other nondurable materials, are considered temporary and are not permitted for long term use, as they do not meet the minimum requirements of the building code for an accessory structure. Such temporary accessory structures may only be utilized for a period not lasting longer than 14 days consecutively and 42 days annually.

**G. Use Limitations.**

1. Residential facade, architecturally similar to adjacent buildings.
2. The parking area shall be located in the rear yard at least 5 feet from the rear property line.
3. Limitation on signs:
  - a) No sign structure shall exceed 32 square feet or 6 feet in height.
  - b) Copy area of the sign is limited to 20 square feet.
  - c) No animated, roof, internally illuminated or flashing/bling signs.
  - d) Wall signs shall not be permitted higher than 12 feet and are limited to 12 square feet.
4. Bulk and area requirements may be waived by the Director when an existing structure is converted to OIT use.
5. Only existing structures previously utilized for residential purposes may be rezoned to OIT. A commercial certificate of occupancy must be obtained prior to any business license being issued.
6. Lighting shall be established so that no direct light shall cast over any property line nor adversely affect neighboring properties.

**H. Bulk and Area Regulations.**

Minimum Lot Size:	10,000 sq. ft.
Minimum Lot Width:	75 ft.
Maximum Building Height:	35 ft.
Maximum Floor Area Ratio:	0.30
Maximum Impervious Surface:	50%
Front Setback (arterial):	40 ft.
Front Setback (collector):	30 ft.
Front Setback (local):	25 ft.
Side Setback (major):	25 ft.
Side Setback (minor):	15 ft.
Rear Setback:	30 ft.

**I. Landscape and Buffer Requirements.**



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When a property in this district abuts a property zoned for residential purposes a solid fence or wall no less than six feet in height shall be provided and maintained between the use and the residential district. The type of fence must be approved by the Director of Planning and Zoning. Plantings may be approved in lieu of the required fence at the discretion of the Director. In no case shall the screening requirement be waived except when the required screening would be in front of the principal structures upon the subject and adjacent properties.