



708.24 OS, Office Services

A. *Purpose and Intent.*

The OS district is intended to provide suitable areas for office and business distribution/service facilities, and assembly processes which do not emit noise, vibration, smoke, gas, fumes, or odors and are located entirely within an enclosed building. This district is designed to support warehousing and distribution uses and light assembly uses.

B. *Permitted Uses.*

1. Administrative and distribution offices.
2. Animal hospitals and veterinarian clinics.
 - a) All structures shall be located and activities conducted at least 100 feet from any property zoned for residential purposes.
 - b) All animals shall be housed within an enclosed building and adequate sound and odor control shall be maintained.
3. Places of assembly.
4. Athletic and health clubs.
5. Colleges and universities, including accessory uses such as dormitories, stadiums and research facilities. Minimum 10 acre lot size. All standards set forth in the Southern Association of Colleges and Schools shall be met.
6. Community fairs.
7. Hotels and motels.
 - a) Such use shall not be established within 300 feet of any property zoned for residential use.
 - b) Maximum density of 100 guest units per acre.
8. Offices, professional and general business.
9. Health service clinics (including accessory pharmacies).
10. Light assembly and fabrication. No activity which produces liquid effluent, odor, fumes or dust which can be detected beyond the walls of the building is permitted.
11. Medical and dental laboratories, provided no chemicals are manufactured on-site.
12. Office service and supply facilities (non-retail).
13. Office/business parks.
14. Parking lots and garages. Up to 50% of the gross floor area of a parking garage's ground floor level may be devoted toward commercial use oriented towards pedestrian traffic. If a surface parking lot abuts a single family residential district, a 5 foot wide landscaped buffer with a solid fence or wall no less than six feet in height shall be provided.
15. Public buildings and utilities.
16. Public and private schools.
 - a) Minimum 5 acre lot size.
 - b) All standards set forth in the Southern Association of Colleges and Schools shall be met.
17. Radio and television studio facilities.
18. Recycling collection centers. Must comply with standards in section 710.07.
19. Sanitariums, rest and retirement homes, nursing homes, assisted living and personal care facilities.
 - a) Must attain all required state certifications.
 - b) Maximum 20 beds per gross acre of development.
20. Shelters for the homeless.
 - a) Minimum one acre lot size.
 - b) Such use shall be located at least 750 feet from residentially zoned property.



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- c) Such use may not be established within 1000 feet of any other shelter for the homeless.
- d) All facilities shall comply with the criteria established for residential uses as per Southern Building Code Congress International (SBCCI) as amended.
- 21. Vocational schools.
- 22. Wholesale trade and distribution facilities, including office showrooms and display areas.
- 23. 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.
- 24. Accessory uses and structures incidental to any legal permitted use, provided:
 - a) Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory and comprise no more than 10% of the gross floor area.
 - b) No show window or other advertising shall be visible from the exterior of the primary use structure.

C. Temporary/Conditional Uses Allowed by the Director.

- 1. Mobile Retail Food Establishment shall be allowed on property zoned OS 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 50 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.

Not applicable in this district.

E. Special Uses Permitted by City Council.

- 1. Extended stay hotels (see standards set forth in Section 712.03).
- 2. Telecommunications antennas and towers (see standards set forth in Section 712.07).

F. Accessory Structures.

- 1. All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 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. Any accessory building in excess of 1,000 square feet of gross space must be setback 15 feet from any property line and architecturally compatible with the principal structure.
- 3. 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.



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4. 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.
5. No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building.
6. Swimming pools must be enclosed by a fence not less than 4 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
7. Heating and air conditioning units may encroach 5 feet into the required rear or side setback.
8. 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. No uses which emit odors, fumes or sounds are permitted.
2. Outside Storage.
 - a) A property zoned OS cannot be used solely for outdoor storage but may have outdoor storage as an accessory to an allowable primary use.
 - b) All outdoor storage areas must be located in the rear yard behind the principal structure and must be enclosed by a solid fence or wall no less than six feet in height to provide visual screening.
 - c) A maximum of 25% of the total lot area may be used for such purposes.
 - d) All outdoor storage must be located at least 50 feet from any property zoned for residential purposes and 25 feet from City right-of-way.
 - e) No storage of wrecked or non-operative automobiles or trucks.
 - f) No parts or waste materials shall be stored outside any building.
3. Storage of portable sanitation units, portable chemical toilets or any other container intended to hold human waste is prohibited.
4. No manufacturing processes are permitted.
5. Building design and materials may be of the developer's choosing; however:
 - a. Any façade of a building where any portion of that façade is visible from a roadway shall be constructed with a mixture of brick, stone, rock, wood, glass, cementitious siding, aluminum composite material (ACM) panels, or split-faced concrete block (defined as a concrete building unit which appears to have been hand-chiseled (or "split") to give it a textured look).
 - b. The Board of Zoning Appeals shall not issue and are not granted the authority to issue variances to any of the regulations relating to building design and materials, as contained in this paragraph; all such variance requests must be submitted to City Council for consideration.

H. Bulk and Area Regulations.

Minimum Lot Size:	40,000 sq. ft.
Minimum Lot Width:	100 ft.
Maximum Building Height:	40 ft.
Maximum Floor Area Ratio:	0.75
Maximum Impervious Surface:	80%
Minimum landscaped area:	15%
Front Setback (arterial):	50 ft.
Front Setback (collector):	50 ft.



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Front Setback (local):	40 ft.
Side Setback (major):	35 ft.
Side Setback (minor):	20 ft.
Rear Setback:	35 ft.

I. *Landscape and Buffer Requirements.*

When an OS district directly abuts an R-1, R-2, R-3, R-4, PRD-SF, RA-4, RA-6 or RA-8 district, a 50-foot buffer shall be established (see standards set forth in Section 710.05).