

Sec. 110-142. - O-I, Office-Institutional District.

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(a) *Description of district.* This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.

(b) *Permitted principal uses and structures.* The following permitted uses shall be allowed in the O-I zoning district:

- (1) Office;
- (2) Art gallery;
- (3) Bank and/or financial institution;
- (4) Banquet hall/event facility;
- (5) College and/or university, including classrooms and/or administration only;
- (6) Educational/instructional/tutorial facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI, martial arts, music, professional/business/trade, and similar facilities;
- (7) Health club and/or fitness center;
- (8) Hotel;
- (9) Insurance carrier, agent, and/or broker;
- (10) Laboratory, medical, and/or dental;
- (11) Legal services;
- (12) Massage therapy (see [chapter 8](#));
- (13) Medical/dental office (human treatment);
- (14) Military recruiting office;
- (15) Museum;
- (16) Performing arts theater;
- (17) Private school, including classrooms and/or administration only;
- (18) Professional services, including, but not limited to: accounting; advertising and marketing research services; architectural firms; bookkeeping, tax preparation; brokerage firms; computer system software design; consulting services; engineering firms; internet and web hosting firms;

payroll services; photographic services; research services; specialized design services; telemarketing; and translation and interpretation services; and

(19) Real estate agent and/or broker.

(c) *Permitted principal uses and structures for office parks with at least 100,000 square feet of floor area.* In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten percent of the total floor area, are located in a building in which office uses comprise at least 50 percent of the floor area and have no exterior advertising display:

(1) Beauty shop and/or barbershop;

(2) Blueprinting;

(3) Cafeteria;

(4) Commercial art and/or drafting service;

(5) Day care facility;

(6) Delivery and/or messenger service;

(7) Drug store;

(8) Florist;

(9) Gift shop;

(10) Photocopying and/or reproduction;

(11) Restaurant (limited to five percent of total floor area of office park and included in overall ten percent limitation);

(12) Stenographic and/or typing service;

(13) Teleconferencing center; and

(14) Travel agency and/or ticket office.

(d) *Conditional uses.* The following conditional uses shall be allowed in the O-I zoning district provided that all conditions specified in article V of this chapter are met:

(1) Adult day care facility;

(2) Animal hospital and/or veterinary clinic (with no animal boarding or outdoor runs);

(3) Care home, convalescent center, and/or nursing home;

(4) Church and/or other place of worship;

(5) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and stadium;

(6) Child care facility;

(7) Home occupation;

(8) Hospital;

(9) Non-emergency medical transport service;

(10) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;

(11) Religious tent meeting; and

(12) Single-family residence and residential accessory structures and/or uses (see article III of this chapter).