

**O/B: OFFICE/BUFFER DISTRICT****154.135 INTENT.**

The intent of the O/B: Office/Buffer District is to provide specific areas where only certain limited offices may be developed. Since the district excludes retail, clinics, and business and commercial uses, and requires extensive screening and landscaping of permitted uses and associated parking areas, it may serve as a buffer between residential areas, and business and commercial developments. The O/B: Office/Buffer District is expressly intended to be limited to the area in association with commercial areas and certain streets where a gradual transition from existing residential use should occur.

*(Ord. 51-05, § 8.04.01, passed 5-10-2005)*

**154.136 PERMITTED USES.****(A) Primary uses.**

(1) Any office for professional, business, governmental, and quasi governmental use, and any religious use, subject to the following use regulations: not exceeding 5,000 square feet, provided: *(Ord. 91-07, § 7, passed 10-9-2007)*

(a) An existing primary residential building located on property rezoned to O/B: Office/Buffer may be used through its entirety as an office building provided however that if the building contains less than 5,000 square feet the building may not be expanded beyond 5,000 square feet;

(b) A building constructed or enlarged after a property is rezoned to O/B: Office/Buffer shall not be larger than 5,000 square feet;

(c) Any new office building to be constructed is limited to a maximum of 5,000 square feet, including space within the primary building used for an accessory use or off-street parking or loading. New buildings larger than 5,000 square feet are not a permitted use in the O/B: Office/Buffer District. For the purpose of this section, that portion of a basement used solely for storage, parking of vehicles, or maintenance of mechanical equipment shall be not included in calculating the square footage of the building;

(d) An existing residential building located on a site rezoned to O/B: Office/Buffer may be larger than 5,000 square feet. However, an existing residential building rezoned to O/B: Office/Buffer shall not be enlarged or expanded to exceed 5,000 square feet.

(2) Police or fire station;

(3) Private park – passive; *(Ord. 19-20, 2/18/20)*

(4) Public park – active or passive; *(Ord. 19-20, 2/18/20)*

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(5) Renewable energy systems. See §§ 154.505 through 154.516. (*Ord. 17-20, 2/18/20*)

(6) Short-term rental, owner occupied; (*Ord. 19-20, 2/18/20*)

(7) Veterinary clinic and hospitals. (*Ord. 19-20, 2/18/20*)

(B) *Special uses:*

(1) Private park – active; (*Ord. 19-20, 2/18/20*)

(2) Bed and breakfast; and (*editor's note: this line is to be deleted in next update*)

(3) Renewable energy systems. See §§ 154.505 through 154.516. (*Ord. 17-20, 2/18/20*)

(4) Wireless telecommunication facilities, per the requirements of §154.457(C)(1)(c). (*Ord. 91-07, § 7, passed 10-9-2007*)

(C) *Accessory uses.* See § 154.070. Further, accessory uses, incidental to and on the same lot as a permitted principal use shall also be permitted, including the following:

(1) One dwelling unit provided that the dwelling unit is located within the building containing the permitted principal use;

(2) A child care home incidental to and located within the building containing the permitted use;

(3) Accessory structures existing at the time the property is zoned to O/B: Office/Buffer regardless of the square footage such structure may remain;

(4) Notwithstanding anything in § 154.070 to the contrary, new accessory structures shall be subject to the following development standard: A new accessory structure shall not cause the total square footage of all accessory structures to exceed 576 square feet.

(5) Renewable energy systems. See §§ 154.505 through 154.516. (*Ord. 17-20, 2/18/20*)

(D) *Temporary uses.* See § 154.071.

(E) *Controlled uses.* See §§ 154.475 through 154.478. (*Ord. 19-20, 2/18/20*)

(*Ord. 51-05, § 8.04.01A, passed 5-10-2005; Ord. 91-07, § 7, passed 10-9-2007; Ord. 69-09, § 6, passed 8-11-2009*) Penalty, see § 154.999

**154.137 GENERAL DEVELOPMENT STANDARDS.**

(A) *Minimum lot area.* Minimum lot area shall be as follows:

(1) 21,780 square feet when served with both on-site water and sewage disposal systems, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger;

(2) 12,000 square feet when served either by a public water or a sewage disposal system, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger; or,

(3) 9,000 square feet when served with both public water and public sewage systems.

(B) *Minimum lot width.* Minimum lot width shall be as follows:

(1) 100 feet when served with both on-site water and sewage disposal systems, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger;

(2) 75 feet when served either by a public water or sewage disposal system, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger; or

(3) 60 feet when served with both public water and public sewage systems.

(C) *Minimum yards and building setback.* Yards shall be as follows, except when this chapter specifies a greater yard requirement for a particular permitted primary use, conditional use, special use or accessory use, the greater specified yard requirements shall control:

(1) *Front yard and building setback.* Shall be determined as follows:

State or federal highway	40 feet from right-of-way
Subdivision streets	
40 feet right-of-way	25 feet from right-of-way
41' + right-of-way	35 feet from right-of-way
County roads/no subdivision	75 feet from centerline

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(2) *Side yard and building setback.* Eight feet from lot line.

(3) *Rear yard and building setback.* Forty feet from lot line.

(D) *Use of yards.* All minimum yards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in §§ 154.330 through 154.339 and shall be maintained as open space free from buildings or structures except where expressly permitted below: (Ord. 52-20; 8/25/20)

(1) *Minimum front yards.* Minimum front yards may include parking areas, interior access drives, and interior access driveways, provided that no portion of such area may be located closer to the right-of-way than 15 feet; driveways, greenways, sidewalks, fences, and signs as regulated by §§ 154.370 through 154.380. (Ord. 52-20; 8/25/20)

(2) *Minimum side yards.* Minimum side yards may include: interior access driveways, greenways, sidewalks, and fences. (Ord. 52-20; 8/25/20)

(3) *Minimum rear yards.* Minimum rear yards may include: parking areas and interior access drives, provided that no portion of such area may be located closer than 20 feet to a rear lot line; interior access driveways, greenways, sidewalks, and fences. (Ord. 52-20; 8/25/20)

(4) *Minimum side or rear yards abutting a residential district or an alley.* Minimum side or rear yards abutting a residential district or an alley adjacent to any residential zoning district shall not be used for access to property zoned O/B: Office Buffer.

(E) *Maximum building height.* Building height shall not be more than two and one-half stories, or 35 feet, whichever is lower.

(F) *Landscaping.* See §§ 154.330 through 154.339.

(G) *Lighting.* See § 154.350 through 154.355.

(H) *Signs.* See § 154.370 through 154.380. (Ord. 52-20; 8/25/20)

(I) *Off-street parking.* See §§ 154.415 through 154.423.

(J) *Off-street loading.* See §§ 154.435 through 154.442.

(K) *General requirements.*

(1) *Indoor operations.* All activities associated with permitted uses, except for off-street parking or loading, trash containers, and renewable energy systems shall be conducted within completely enclosed buildings. (Ord. 52-20; 8/25/20)

(2) *Truck limit.* The parking of trucks as part of a permitted use or as an

accessory use to a permitted use shall be limited to vehicles not exceeding one and one-half tons.

(3) *Number of buildings.* Not more than one primary building shall be located on a lot zoned O/B: Office/Buffer.

(4) *Drive-through.* Drive-through facilities of any type are not permitted uses in the O/B: Office/Buffer District.

(5) *Lighting.* Outside lighting, including parking lot lights, shall not exceed the height of the building located on the site, and further all lighting shall be located, installed and maintained so that light does not shine on adjoining buildings or property, or public streets.

(6) *Mechanical equipment.* Outside mechanical equipment, including roof-mounted equipment, shall be screened so as not to be visible from adjoining buildings or property or public streets.

(L) *Greenway connection.* Uses which encourage public access if located on a lot or parcel which abuts any portion of a greenway shall provide a direct linkage from the project to such greenway. (Ord. 77-19, 09/10/2019)

(M) *Pedestrian Connection.* Uses located on a lot or parcel which abuts any portion of a sidewalk shall provide a direct linkage to the main entrance. (Ord. 77-19, 09/10/2019)

(N) *Architecture.*

(1) *Additions to existing buildings.* All additions to existing buildings shall utilize building materials that are compatible and harmonious with the materials used on the existing building.

(2) *Exterior renovations, major additions and accessory buildings.* Exterior renovations, major additions and accessory buildings to existing buildings or facilities are encouraged to comply with the provisions in division (N)(3), below, for new construction, however, the minimum requirement for exterior renovations, major additions and accessory buildings shall be the same as in division (N)(1), above, for additions to existing buildings.

(3) *New construction.* In order to create variation and interest in the built environment, all new primary buildings shall comply with one of the following two sets of architectural regulations regarding building material and architectural features on each facade visible from a public street:

(a) All brick (excluding window, display window, door, roofing, fascia and soffit materials), provided that the brick used on each applicable facade shall include:

1. At least two architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.); or,

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2. At least two colors of brick, with the secondary color constituting a minimum of (10) percent of the façade (excluding windows, display windows, doors, roofing, fascia or soffit materials); or,

(b) Two or more building materials (excluding window, display window, door and roofing materials), provided:

1. *Primary building material.* The primary building material shall be either: brick; stone (limestone, granite, fieldstone, etc.); architectural pre-cast concrete, if the surface looks like brick or stone; or, exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of 50 percent of each applicable façade.

2. *Secondary building material.* The secondary building material shall constitute a minimum of 10 percent of the façade. Glass curtain wall or a faux window (not intended for use as a window or display window) may qualify as a secondary building material.

(c) *Architectural features:* In addition, the exterior building material selection shall be supplemented with the use of multiple colors, textures (e.g., rough, smooth, striated, etc.) or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street.

(Ord. 51-05, § 8.04.01B, passed 5-10-2005) Penalty, see § 154.999