

**ORDINANCE NO. 06-70 AC CMS**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF  
OBERLIN ZONING CODE TO ADD A CHAPTER ENTITLED  
"O/OFFICE DISTRICT"**

**BE IT ORDAINED** by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

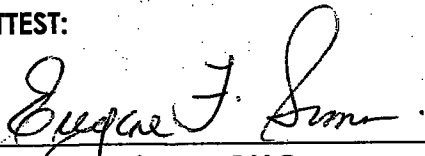
**SECTION 1.** That the City of Oberlin Zoning Code is hereby amended to add a Chapter entitled "O/Office District", a copy of said Chapter being attached hereto and incorporated herein by reference.

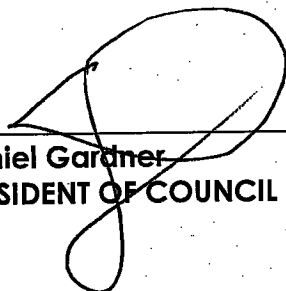
**SECTION 2.** It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 3.** That this ordinance shall take effect at the earliest date allowed by law.

**PASSED:**      1<sup>st</sup> Reading – August 28, 2006  
                  2<sup>nd</sup> Reading – September 5, 2006  
                  3<sup>rd</sup> Reading – September 18, 2006 – Effective in 30 days

**ATTEST:**

  
\_\_\_\_\_  
Eugene F. Simon, CMC  
CLERK OF COUNCIL

  
\_\_\_\_\_  
Daniel Gardner  
PRESIDENT OF COUNCIL

**POSTED:**      9/19/2006

**EFFECTIVE DATE:** 10/19/2006

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## Chapter 1346

# O Office District

- 1346.01 Purpose
- 1346.02 Permitted Uses
- 1346.03 Conditional Uses
- 1346.04 Dimension Regulations
- 1346.05 Special Provisions

### 1346.01 PURPOSE

The O Office District is established for the following purposes:

- a) To provide locations for offices and other uses compatible with an office environment;
- b) To provide for a lower intensity business district suitable for locations abutting or in close proximity to a commercial district and accessible to one or more major highways;
- c) To create office districts which benefit from planned and managed vehicular access for the purposes of effective business function and public safety and convenience;
- d) To encourage reconfiguration of outdated lots, plats, and access facilities in support of the foregoing purposes.
- e) To ensure that vehicular access facilities and lot characteristics are planned and managed in a manner which promotes the function of the district and individual properties and promotes public safety and convenience.

### 1346.02 PERMITTED USES

The following uses shall be permitted in the O Office District:

- a) Offices including: general professional, administrative and business offices; offices for establishments engaged in the fields of insurance, finance, and real estate
- b) Offices of medical professionals and other health services, hospital, clinic

### 1346.03 CONDITIONAL USES

The following uses shall be conditionally permitted in the O Office District:

- a) Church or temple
- b) Establishment offering classes such as training in trades, business skills, instruction in the arts
- c) Child or adult day care center
- d) Hotel, motel (may include sit-down restaurant and conference facilities within the same building)
- e) Outdoor operations accessory to a permitted or conditionally permitted main use, but not drive thru facilities, outdoor storage or sales or other activities found to be incompatible with the permitted uses of the district
- f) Ancillary uses such as a restaurant, coffee shop, exercise facility, newspaper or candy stand, provide the ancillary use(s) are within the same building as offices and occupy not more than ten percent (10%) of the net floor area of the building
- g) Public buildings such as municipal, county, or state government building
- h) Other uses determined by City Council to be similar uses

**1346.04 DIMENSION REGULATIONS**

- a) Lot Dimensions. Lots in the O Office district shall comply with the following minimum standards:
- |           |                                   |
|-----------|-----------------------------------|
| Frontage: | Minimum frontage 250 feet         |
| Width:    | Minimum 150 feet at building line |
| Depth:    | Minimum 250 feet                  |
- b) Yard Dimensions:
- |        |                 |
|--------|-----------------|
| Front: | Minimum 50 feet |
| Side:  | Minimum 0 feet  |
| Rear:  | Minimum 30 feet |
- c) Height: Maximum 50 feet.
- d) A subdivision of property shall only be approved subject to receipt of evidence, approved by the Planning Commission, that every new lot will have access to the public roads in a manner which complies with the access plan for the district.

**1346.05 SPECIAL PROVISIONS**

- a) Traffic Impacts and Access Management. To promote the purposes set forth in Section 1346.01 with regard to vehicular access, to coordinate and appropriately regulate traffic, and to minimize undue traffic impacts, the following provisions shall apply.

1. Traffic Impact Study Required.

A traffic impact study prepared by a civil engineer qualified in traffic engineering shall be submitted by the owner of land who submits an application:

- A. to amend the Zoning Map to classify land in the O District;
- B. for approval of a site development plan on land within the O District;
- C. for a change of use (from one category of permitted or conditional use as set forth in Section 1346.02 and 1346.03 to another) on land within the O District; or
- D. for a subdivision of land within an O District.

The traffic impact study shall demonstrate compliance with the O District Plan and with the following level of service standards:

- A. Existing levels of service at peak hour will be maintained on all arterial and collector roads and at all intersections located within one-fourth (1/4) mile of the site;  
or
- B. That levels of service at peak hour on all arterial and collector roads and at all intersections located within one-fourth (1/4) mile of the site will not fall below Level of Service C;  
or
- C. If the existing level of service at peak hour on any arterial or collector road or at any intersection located within one-fourth (1/4) mile of the site is currently below Level of Service C, the Level of Service will not fall below the current level.

2. Access Management Plan Required.

An access management plan prepared by a civil engineer qualified in traffic engineering shall be submitted by the owner of land who submits an application:

- A. for approval of a site development plan on land within the O District;
- B. for a change of use (from one category of permitted or conditional use as set forth in Section 1346.02 and 1346.03 to another) on land within the O District; or
- C. for subdivision of land within an O District.

The access management plan shall:

- A. Illustrate proposed access location(s) and design to a road other than SR 58 or US 20, or to an approved access to SR 58 or US 20. (Approved access means a public or private road, drive, curb cut, or intersection identified in the O District Plan). Control of approved access must be obtained and documented prior to final approval of a subdivision, final approval of a zoning map amendment by City Council, and prior to approval of site development plan.
- B. Demonstrate compliance with the applicable O District Plan.
- C. Demonstrate free-flowing access to the site, with avoidance of any undue congestion or any safety hazards in adjacent road and intersections.
- D. Provide for roadway improvements, acceptable to the City, which maintain or improve the level of service of any arterial or collector road or intersection located within one-fourth (1/4) mile of the site shown by the traffic impact study to be adversely impacted by the proposed development.

3. Waivers.

- A. The Planning Commission may waive the requirement for submittal of a traffic impact study upon demonstration by the applicant that the volume and nature of traffic to be generated by the proposal will not impact the level of service. Prior to such waiver, the Commission shall receive and consider written comments of the City Engineer.
- B. The Planning Commission may vary the requirements for access where it determines that:
  - I. a proposed alternative means of access satisfies the purpose and intent of the access requirements of this district; or
  - II. access complying with these requirements in a specific case would create a negative impact upon traffic movement in the district.

4. Standards. Traffic impact studies and access management plans shall be prepared and reviewed in a manner consistent with the standards set forth in the State Highway Access Management Manual of current

adoption by the Ohio Department of Transportation, and other professional transportation references and studies acceptable to the City.

b) O District Plan

1. District Plan Required. When the Planning Commission recommends an O District or approves a site development plan for land within an O District, the Commission shall adopt a new O District Plan or update a previously approved O District Plan for the area which includes the recommended O District or site development plan.
2. District Plan Contents. The O District Plan shall be generally consistent with the adopted land use plan of the City and shall set forth at least the following:
  - A. Boundaries of the existing and recommended O District;
  - B. Areas abutting the O District which may have potential for classification as O District, if any, as shown in the adopted land use plan of the City, together with a preliminary layout of uses and roads in those areas and other abutting areas which may be affected by the O District;
  - C. Existing and planned public roads, private roads, easements of access and other vehicular movement facilities, which may be identified in the District Plan as specific locations or as generalized locations meeting a stated access need;
  - D. Existing and planned points of access from private properties to public and private roads and access easements.
3. Owner Expense for Plan Update. The owner of land who submits an application to amend the Zoning Map to classify land in the O District or who submits an application for approval of a site development plan shall be required to pay such expenses as the City may incur for professional services to evaluate the proposed map amendment or site plan and to amend the O District Plan.

Add the following definition to Chapter 1321 Definitions:

Office: A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment.