

SECTION 23. "C-O-1.0" COMMERCIAL OFFICE BUILDING, HOTEL AND APARTMENT DISTRICTS

The purpose of the "C-O-1.0" classification is to provide for limited office building land use and, under appropriate conditions, office building, hotel, apartment, commercial and/or institutional redevelopment of older commercial areas. Appropriate mixtures of use and densities under the terms of this classification are to be determined in accordance with the conditional use provisions of this ordinance and shall be consistent with the general land use plan or approved plans for the area. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities. (5-8-76; Ord. No. 95-2, 2-4-95)

A. Uses Permitted.

- 1. All uses as permitted and regulated in "C-1-O" Districts.
- 2. Conditional uses, by site plan approval as specified herein:
 - a. Office building.
 - b. Apartment building.
 - c. Hotels.
 - d. Institutional uses including hospitals, nursing homes and group care facilities. Any building or group of buildings may have mixed office, commercial, institutional, apartment or hotel uses, as follows, but no part of any site shall be used more than once in calculating its permitted density of use. The amount of the site required for a given office, commercial and/or institutional floor area is determined by dividing the total amount of gross floor area for such uses by 1.0; the balance of the site is available for hotel and/or apartment use. The specific uses and the maximum density permitted by site plan approval shall be as follows:
Ratio of:
Maximum office, commercial and/or institutional floor area to site area 1.0:1
Maximum apartment units per acre 40
Maximum hotel units per acre 60
 - e. Commercial uses including retail and service commercial uses.
 - f. Hotel meeting rooms and restaurants may be permitted to exceed the above density by site plan approval. (Ord. No. 95-2, 2-4-95)

B. Parking Requirements.

As specified and regulated in Section 33, except as provided above in an approved site plan.

C. Height Limit.

Thirty-five (35) feet.

By site plan approval: No building shall exceed five (5) stories for office buildings and six (6) stories for apartments and hotels. Stories shall be counted from the average elevation of the site. Mechanical equipment placed on roof shall be enclosed or screened.

D. Area Requirements.

Each lot or plot shall have a minimum average width of one hundred (100) feet and a minimum area of twenty thousand (20,000) square feet. The County Board may authorize application for rezoning to the "C-O-1.0" District where a lot or plot having less width or less area which [sic] is any part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

E. Site Plan Approval.

Site plans are required and approved as provided in Section 36, subsection H.

The boundaries of this district shall be fixed by amendment of the zoning map at such time in the future as such district is applied to specific properties in the County. (2-5-74)