

SECTION 23A. "C-O-1.5" COMMERCIAL OFFICE BUILDING, HOTEL AND APARTMENT DISTRICTS

The purpose of the "C-O-1.5" 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 and industrial areas. Appropriate mixtures of use and densities under the terms of this classification are to be determined in accordance with the special exception provisions of this ordinance and shall be consistent with the general land use plan or approved plans for the area. Determinations 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.
(Ord. No. 95-2, 2-4-95)

A. Uses Permitted.

- 1. All uses as permitted and regulated in "C-1-O" Districts.

B. Special Exceptions.

- 1. By site plan approval as specified herein:
 - a. Office buildings.
 - b. Apartment buildings
 - 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 in these uses by 1.5; 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 1.5:1
Maximum apartment units per acre 72
Maximum hotel units per acre 110
 - e. Commercial uses including retail and service commercial uses.
 - f. Restaurants, theaters, hotel meeting rooms and community facilities and uses may be permitted and may exceed the above densities by site plan approval, provided any reduction in required parking shall follow special study of their related parking requirements.

(Ord. No. 95-2, 2-4-95)

C. Parking Requirements.

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

D. Height Limit.

Thirty-five (35) feet.

By site plan approval: On sites of less than twenty (20) acres in area, no building, excluding penthouse area, shall exceed eight (8) stories for office buildings and ten (10) stories for apartments and hotel buildings. Varied building heights will be encouraged, but the maximum average height for such sites shall not exceed eight (8) stories. On sites of twenty (20) acres or larger, varied building heights will be encouraged, but the average height of all buildings shall not exceed twelve (12) stories with no individual building exceeding eighteen (18) stories except as provided in Section 36, subsection H.5. No building which exceeds twelve (12) stories for apartments or hotels or eight (8) stories for offices shall be located within two hundred (200) feet of a residential zoning district with a lower height limit. Average height in stories is the quotient of the gross floor area of all uses

divided by the sum of the arithmetic means of the floor areas of each and every building that is part of the total site. Parapet walls may be extended upward to screen a penthouse. This area shall not be counted as a story but may be enclosed and used for elevator, mechanical and maintenance equipment, restaurants, meeting rooms, recreational facilities and other ancillary uses. All other uses within a penthouse area shall be counted as gross floor area.

E. Area Requirements.

Each lot or plot shall have a minimum average width of one hundred (100) feet and minimum area of twenty thousand (20,000) square feet. The County Board may authorize application for rezoning to the "C-O-1.5" 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.

F. Site Plan Approval.

Site plans are required and approved as provided in Section 36, subsection H.
(7-31-76)