

# OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LAND

## Chapter 17.16

### OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LAND DISTRICTS

- Sections: 17.16.010 Purpose Statements  
17.16.020 Permitted and Special Uses (Table 17.16-1)  
17.16.030 Bulk Regulations (Table 17.16-2)

#### **17.16.010 Purpose Statements**

##### **A. O-R Office/Research District**

The O-R Office/Research District is designed to accommodate office and certain service uses that require a percentage of lower building coverage and larger setbacks than those types of office and service uses found within the commercial districts. The O-R District is designed to provide an open, landscaped appearance along public streets and to provide a buffer area between residential uses and other commercial or industrial uses.

##### **B. M-1 Special Manufacturing District**

The purpose of the M-1 Special Manufacturing District is to accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 District shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or redevelopment for viable light assembly, processing, heavy retail and service, and office uses.

##### **C. M-2 Limited Manufacturing District**

The purpose of the M-2 Limited Manufacturing District is to accommodate a wide range of manufacturing, assembly, processing, warehousing and office/research activities, both as individual users and in a business park setting. New development and redevelopment in this District shall focus on providing sufficient setbacks, and adequate landscaping and buffering from adjacent non-industrial uses and public rights-of-way. Outdoor storage and loading, and other outdoor activities, shall be adequately screened.

##### **D. PL Public Land District**

The purpose of the PL Public Land District is to protect and maintain open space properties owned by the City, the Park District, the School District, and public and private recreation. The development standards are intended to provide flexibility to the governmental and semi-public entities in the use of their land while protecting surrounding residential uses.

#### **17.16.020 Permitted and Special Uses**

Table 17.16-1 lists permitted and special uses for the office/research, manufacturing and public and districts.

#### **17.16.030 Bulk Regulations**

Table 17.16-2 establishes bulk regulations for the office/research, manufacturing and public land districts.

**OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LAND**

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
<b>RESIDENTIAL USES</b>					
Artists Live/Work Space		S			Section 17.20.030
Assisted Living Facility	P				
<b>CULTURAL, RELIGIOUS, RECREATIONAL &amp; ENTERTAINMENT USES</b>					
Art Gallery/Studio	P	P			
Carnival (as temporary use)				P	Section 17.20.040, 050
Cultural Facility	P	P	P	P	
Golf Course				P	
Indoor Recreation & Amusement	P	S	P	P	
Model Airplane Facility				S	
Outdoor Amusement				S	
Outdoor Entertainment, Temporary				P	
Outdoor Recreation				P	
Park, Neighborhood				P	
Place of Worship	P	S	S		Section 17.20.030
Theater				P	
<b>RETAIL, OFFICE AND SERVICE USES</b>					
Adult Use			S		Section 17.20.030
Bank	P				
Car Wash			S		Section 17.24.100
Day Care Center	P	P	P	A	
Drive-In Facility	SA				Section 17.24.100
Emergency Medical Center	P				
Financial Institution	P				
Heavy Retail and Service		S	P		
Heliport			S		
Hotel/Motel	P	P	P		
Kennel			S		Section 17.20.030
Medical/Dental Clinic	P	P	P		
Motor Vehicle Service and Repair, Major			P		Section 17.20.030
Motor Vehicle Service and Repair, Minor		P	P		Section 17.20.030
Motor Vehicle Rental	P	P	P		
Office, Business or Professional	P	P	P		
Outdoor Sales, Permanent		SA	SA		Section 17.20.030
Outdoor Sales, Temporary		A	A	A	Section 17.20.040, 050
Professional Training Center	P	P			
Veterinary Office/Animal Hospital	P	P	P		
<b>GOVERNMENTAL AND INSTITUTIONAL USES</b>					
Cemetery				P	
College/University	P			P	
Correctional Facility				S	
Fairground				P	
Hospice	P				
Hospital	P				
Nursing Home	P				
Office, Government	P	P		P	
Police Firearms Training Range				S	
Public Service Facility		P	P	P	
School, Primary or Secondary				P	

**OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LAND**

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
School, Private Boarding				P	
School, Specialized Instruction	P	P	P		
<b>INDUSTRIAL/STORAGE USES</b>					
Junkyard			S		
Manufacturing, Heavy			S		
Manufacturing, Light		P	P		
Mini-Warehouse		P	P		
Outdoor Storage		A	A	A	Section 17.20.030, 17.26.120
Permanent Motor Vehicle Storage			P		Section 17.20.030
Recycling Facility			S		
Research and Development Use	P	P	P		
Warehouse/Distribution		P	P		
<b>OTHER</b>					
Accessory Uses	A	A	A	A	
Agriculture				P	
Communication Antenna	P	P	P	P	Section 17.22.020
Communication Tower	S	P	P	P	Section 17.22.020
Parking Garage/Structure	A	A	A	A	Chapter 17.24
Parking Lot, Private	A	A	A	A	Chapter 17.24
Planned Unit Development	S	S	S	S	Chapter 17.04, 17.06
Transportation Operations Facility		S	P	S	
Utility, Local	P	P	P	P	
Utility, Community/Regional	S	S	P	P	
Wind Turbine, Structure Mounted	A	A	A	A	Section 17.22.020.G
Wind Turbine, Tower Mounted	S	S	P	P	Section 17.22.020.H

(Ord. 2011-Z-11 § 3; Ord. 2009-Z-7 § 2; Ord. 2008-Z- 24 § 7; Ord. 2006-Z-19 § 1; Ord. 2006-Z-9 § 1; Ord. 2004-Z-25 § 1; Ord. 2003-Z-1 § 1; Ord. 2001-Z-19 § 1; Ord. 1999-Z- 8 § 1; Ord. 1997-Z-28 § 1; Ord. 1996-Z-12 § 14; Ord. 1995-Z-14 § 2, 3; Ord. 1994-Z-17 § 1; Ord. 1994-Z-7 § 1-3; Ord. 1993-Z-19 § 5; Ord. 1993-Z-4 § 1 (E, F); Ord. 1993-Z-1; Ord. 1987-Z-16 § 1, 2; Ord. 1967-14 (part); Ord. 1966-33 § 2; Ord. 1960-16 § IX (B) (1, 2).)

**OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LAND**

TABLE 17.16-2 OFFICE RESEARCH, MANUFACTURING AND PUBLIC LANDS BULK REGULATIONS				
ft = feet sf = square feet B = buildings and structures P = parking lots	ZONING DISTRICT			
	O-R	M-1	M-2	PL
Minimum Lot Area	20,000sf	None	None	None
Minimum Lot Width	100 ft	None	None	None
Maximum Building Coverage	50%	70%	60%	60%
Maximum Building Height	60 ft	40 ft	60 ft	50 ft
Front Yard (B, P)	30 ft	20 ft	40 ft	30 ft
Side Yards:				
Interior Side Yard	B: 10ft P: None	B: 10ft P: None	B: 20ft P: None	B: 10ft P: None
Exterior Side Yard (B, P)	30 ft	20 ft	40 ft	30 ft
Rear Yard	B: 30ft P: None	B: 20 ft; may be reduced to 10 ft when abutting a railroad right of way P: None	B: 20 ft; may be reduced to 10 ft when abutting a railroad right of way P: None	B: 30 ft.; may be reduced to 20 ft when abutting a lot in M-1 or M-2 or a railroad right of way P: None
Landscape Buffer Yard (B, P) <sup>1</sup>	30 ft., except on lots with a building over 150,000 sf of gross floor area: 80 ft.	30 ft.	100 ft.	30 ft.

(Ord. 2011-Z-1 § 13; Ord. 2008-Z-24 § 8; Ord. 1960-16 § IX (B) (3, 4).)

<sup>1</sup> Within the zoning districts specified, a landscape buffer yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District, and from property in an RM1 or RM2 District. See Chapter 17.26 for planting and screening requirements for landscape buffers. Landscape Buffer Yards may include or overlap with other required yards.