

3.4-17. "C-O" commercial office district.

Purpose. The commercial office district is established to create a mixed use district of professional offices and residential use. The regulations set forth in this article are intended to encourage adaptive reuse of buildings or new office developments of the highest character in areas that are compatible and sensitive to the surroundings and ensure historic integrity. Such uses should not generate excess additional traffic or access problems.

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot, no kitchen).

Bed and breakfast inn (see section 144-5.6).

Boardinghouse/lodging house.

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Duplex/two-family/duplex condominiums.

[Family home childcare.](#)

Hospice.

Multifamily (apartments/condominiums).

One-family dwelling, detached.

Residential use in buildings with the following non-residential uses.

Single-family industrialized home (see section 144-5.8).

Townhouse (attached).

Zero lot line/patio homes.

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Answering and message services.

Antique shop (household items).

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Bakery (retail).

Bank, savings and loan, or credit union.

Barns and farm equipment storage (related to agricultural uses).

Book store.
Cemetery and/or mausoleum.
Check cashing service.
Church/place of religious assembly.
[Child day care/children's nursery \(business\).](#)
Clinic (dental).
Clinic (emergency care).
Clinic (medical).
Coffee shop.
Community building (associated with residential uses).
Confectionery store (retail).
Contractor's temporary on-site construction office (only with permit from building official).
Credit agency.
Electrical substation.
Farms, general (crops) (see chapter 6 and section 144-5.9).
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).
Garden shops and greenhouses.
Golf course (public or private).
Governmental building or use.
Kiosk (providing a retail service).
Laundry/dry cleaning (drop off/pick up).
Locksmith.
Needlework shop.
Offices, brokerage services.
Offices, business or professional.
Offices, computer programming and data processing.
Offices, consulting.
Offices, engineering, architecture, surveying or similar.
Offices, health services.
Offices, insurance agency.
Offices, legal services, including court reporting.
Offices, medical offices.
Offices, real estate.
Offices, security/commodity brokers, dealers, exchanges and financial services.

Sec. 144-4.2

LEGEND																																					
P - The land use is permitted by right in the zoning district indicated.																																					
- The land use is prohibited in the zoning district indicated (Blank).																																					
NOTE: Unless otherwise noted in this chapter, an application for a special use permit may be made for any land use not permitted in any district, except PD.																																					
Types of Land Uses	Pre-1987 Zoning Districts											Post-1987 Zoning Districts																									
	R-2	R-3	B-1	T-H	Z-H	C-1	C-2	C-3	C-4	M-1	M-2	A-PD	R-1A	R-1A	R-1A	R-1A	R-1A	R-2A	R-3L	R-3H	B-1A	B-1B	T-HA	Z-HA	M-UB	M-UB	C-1A	C-1B	C-2A	C-4A	C-4B	C-O	M-1A	M-2A			
Child day care/ children's nursery (business)						P	P	P	P																	P	P	P	P	P						<u>P</u>	
Family home child care	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P					P	P	P									<u>P</u>	