

## SECTION 19 O-OFFICE DISTRICT

(a) *Purpose and Intent.* This district is established to provide for the conservation of structure or the construction of new structures for office purposes in or around the central business district or other older commercial areas. It is further the intent of this district to encourage mixed office-commercial uses.

### (b) *Permitted and Conditional Uses*

#### **PERMITTED USES**

Advertising Agency  
Artist's Studio  
Bakery Shop  
Barber or Beauty Shop  
Book/Stationery Store  
Broadcasting Studio  
Business Office  
Camera Shop  
Church  
Clinic (Medical, Dental or Optical)  
Drug Store w/ Drive Thru  
Fire Station  
Hearing Aids  
Leather Goods & Luggage  
Park, Public  
Photography Studio  
Picture Framing  
Reservoir, Wet or Dry Detention  
Sales office, general  
Travel Agency  
Utility Facilities  
Water Treatment/Storage Facility  
Watershed Conservation/Flood Control

#### **CONDITIONAL USES**

Catering Service  
Club or Lodge Serving Alcohol  
Cosmetic Sales  
Costume Rental  
Drapery Shop  
Employment Agency  
Florist Shop  
Governmental Services  
Interior Decorating  
Jewelry Store or Repair  
Key Shop  
Locksmith  
Medical Sales & Service  
Office Furnishings  
School, Public or Denominational  
Watch Repair

### (c) *Bulk and Open Space Requirements*

#### A. Maximum structure height:

Principal buildings and parking garages: Thirty-five (35) feet.  
Accessory structures: Fifteen (15) feet.

#### B. Minimum yard requirements

1. Front yard: Twenty-five (25) feet.
2. Interior side yard: Ten (10) feet.
3. Exterior side yard: Twenty-five (25) feet.
4. Rear yard: Ten (10) feet.

C. Maximum building coverage (including accessory buildings): Fifty (50) percent.

(d) *Open Space Requirements*

A. Minimum open space. Not less than twenty (20) percent of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.

B. Maximum impervious surface. The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed eighty (80) percent.

(e) *Bufferyard Requirements.* Whenever any development in an O District is located adjacent to a different zoning district, screening and a bufferyard shall be provided as required by the Rogers Planning Commission.

(f) *Off Street Parking*

OFFICE AND INSTITUTIONAL USES

Lodge Halls, Exhibition Halls, Clubs (and area similar places of public assembly)	1 space per 200 sq. ft. of net floor
Nursery, Kindergarten and Day-Care Centers	1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.
Elementary School (grades 1-6)	1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site.
Junior High School (grades 7-9)	4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site.

Senior High School (grades 10-12)

1 space for every five (5) full-time students plus 1.5 spaces per classroom.

Business and Professional Office (and similar area. For use or establishment) ten thousand (10,000) above parking requirement shall

1 space per 300 sq. ft. of net floor structures larger than sq. ft., the

be provided and the following percentage shall be taken of the remaining net floor area:  
10,001-20,000 sq. ft. – 95% of requirement  
20,001-30,000 sq. ft. – 90% of requirement  
30,001-40,000 sq. ft. – 85% of requirement  
40,001 sq. ft. and up – 80% of requirement

COMMERCIAL USES

General Business and Retail Sales (except as otherwise provided herein)

1 space per 250 sq. ft. of net floor up to ten thousand (10,000) sq. ft., the above parking requirement shall be provided and the following percentage shall be taken off the remaining net floor area:

10,001-20,000 sq. ft. – 95% of requirement  
20,001-30,000 sq. ft. – 90% of requirement  
30,001-40,000 sq. ft. – 85% of requirement  
40,001 sq. ft. and up – 80% of requirement

Restaurants (and similar establishments serving food and beverages) occupancy

1 space per each four (4) occupants at the maximum permitted

allowed under building code and 1 space per employee based on the largest shift.

Drive-Through Commercial Facilities

In addition to the other parking space requirements, holding or stacking spaces for each service window.

Each stacking space shall be no less than ten (10) feet wide by twenty (20) feet long.

Food Stores, Supermarkets and Convenience Type Grocery Stores reduction

1 space for each 200 sq. ft. of net building area; or use the permitted under General Business and Retail Sales.

Personal Service Establishments (Barber, space per Beauty Shops and similar uses)

1 space per each employee plus 1 each station.

*(g) Loading Space Standards*

FLOOR AREA (sq. ft.)	LOADING SPACES REQUIRED
5,000 – 25,000	1
25,000 – 40,000	2
40,000 – 100,000	3
100,000 – 160,000	4
160,000 – 240,000	5
240,000 – 320,000	6
For each additional 90,000	1 added space

*(h) Permitted Signs*

- A. Name Plate – 1 per public street entrance not to exceed 4 square feet in area.
- B. Freestanding – 1 per lot not to exceed 32 square feet in area and 12 feet in height.
- C. Church Bulletin Board – 1 per public street entrance not to exceed 12 square feet in area and 6 feet in height.
- D. Temporary Real Estate – 1 per lot or 1 per each 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.
- E. Wall – 1 per public street entrance not to exceed 30 square feet in area with a maximum 10 inch projection from the wall.
- F. Public Property – 1 per public street entrance not to exceed 12 square feet in area and 6 feet in height.