

SECTION 24 W-O WAREHOUSE-OFFICE DISTRICT

(a) *Purpose and Intent.* This district is established to provide areas within the city for a wide range of business that require an area for display of goods as well as a warehouse area for storage of these goods. The office functions may be independent of or within the display area. This district is situated close to other industrial and commercial areas and is intended to be located along arterial and collector streets as identified by the street master plan.

(b) *Permitted and Conditional Uses*

PERMITTED USES

Appliance/Equipment Repair
Armored Car Carrier
Bindery
Building Materials, General
Business Trades, i.e., plumbing, heating
& air conditioning
Cabinet or Woodwork Shop
Carpentry Sales
Dental Supplies
Electrical & Gas Appliances
Electrical Equipment Mfg.
Fire Station
Frozen Food Locker
Gunsmith
Heating Equipment Mfg.
Locksmith
Lumber yard w/ or w/o Sales
Motor Freight Terminal
Moving & Storage
Paint & Wallpaper Store
Park, Public
Print Shop
Reservoir, Wet or Dry Detention
Toy Mfg.
Transportation Equipment Mfg.
Trucking Establishments
Utility Facilities.
Vending Machines, Sales & Maintenance
Veterinarians with Boarding
Veterinary Clinic
Water Treatment/Storage Plant
Watershed Conservation or Flood Control Plant

CONDITIONAL USES

Boat Sales & Service
Cub or Lodge w/ Alcohol
College Housing
Furniture Repair
Office Furnishings
Pest Control
Railroad Terminal
Roofing, Sales & Repair
Sand, Gravel, Earth, Sales/Storage
School, Public or Denominational
Self-Service Storage
Vehicle Sales & Services

(c) *Use Limitations*

- A. All activities and permitted uses, except off-street parking and loading facilities, shall be conducted entirely within a completely enclosed building.
- B. No outdoor storage of products, materials or supplies, except refuse disposal areas, shall be permitted.
- C. No building shall be used for residential purposes, except for a guard, caretaker or other person employed on the premises.

(d) *Bulk Regulations*

- A. Maximum height: Forty (40) feet.
- B. Minimum yard requirements (additional bufferyard may be required by the Rogers Planning Commission):
 - 1. Front yard: Sixty (60) feet.
 - 2. Interior side yard: Twenty-five (25) feet.
 - 3. Exterior side yard: Forty-five (45) feet.
 - 4. Rear yard: Twenty-five (25) feet. *

*Rear setback will be adequate for semi-truck maneuvering on site without using public streets, if loading docks are located at the rear of the building. Truck access to warehouse loading or unloading areas may be independent of customer or visitor parking areas.

- C. Maximum lot coverage: Forty (40) percent.

(e) *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 unless modified by the Rogers Planning Commission. 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 of the total lot area unless modified by the Rogers Planning Commission.

(f) *Design Requirements*

- A. A site plan meeting the requirements of the Rogers Large Scale Development Ordinance shall be submitted and approved.
- B. A landscape plan meeting the requirements of the Rogers Large Scale development Ordinance shall be submitted and approved.
- C. All off-street parking and vehicular use areas shall be screened from all residential uses.
- D. Refuse storage areas shall be screened from view.
- E. Mechanical and electrical equipment, including air conditioning units, shall be screened from view.
- F. Lighting shall be designed to reflect away from any adjacent residential area.

(g) ***Bufferyard Regulations.*** Whenever any development in the W-O District is located adjacent to a different zoning district, screening and a bufferyard shall be provided as determined by the Rogers Planning Commission.

(h) *Off Street Parking*

RESIDENTIAL

Rooming Houses, Dormitories, Fraternities, and Sororities, Boarding Houses (and similar uses and establishments) 1 space per sleeping accommodation.

OFFICE AND INSTITUTIONAL USES

Lodge Halls, Exhibition Halls, Clubs (and similar places of public assembly) 1 space per 200 sq. ft. of net floor area

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 (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.
College, University	1 space for each 300 sq. ft. of net floor area, or 1 space per four (4) students, whichever is greater.
Business and Professional Office (and similar use or establishment)	<p>1 space per 300 sq. ft. of net floor area. For structures larger than ten thousand (10,000 sq. ft., the above parking requirement shall be provided and the following percentage shall be taken of the remaining net floor area:</p> <p>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</p>

COMMERCIAL USES

General Business and Retail Sales (except as Otherwise provided herein)	<p>1 space per 250 sq. ft. of net floor area up to ten thousand (10,000) sq. ft., the above parking requirement shall be proved and the following percentage shall be taken off the remaining net floor area:</p> <p>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</p>
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Automotive Services (Service Stations, Garages, Automobile Washing Facilities and similar uses)	5 spaces plus 1 space for each 200 sq. ft. of net building area.
Manufacturing, Processing and Wholesaling (and similar uses or establishments)	1 space per 600 sq. ft. of net floor area
Warehouse and Storage	5 spaces plus 1 space per 2,000 sq. ft. of net floor area up to 50,000 sq. ft.; then, in addition to the above requirement, 1 space per 10,000 sq. ft. above 50,000 sq. ft. or portion thereof.

(i) *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

(j) *Permitted Signs*

- A. Freestanding – 1 per lot not to exceed 200 square feet in area and 35 feet in height with a bottom-of-sign-to-ground clearance of 6 feet.
- B. Wall – 1 per establishment not to exceed 30 square feet in area with a maximum projection from the wall of 10 inches.
- C. Temporary Real Estate – 1 per lot or 1 per 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.