

## 3.03.14. - O-1—Limited office district.

A. *Purpose and intent.*

1. The purpose of the O-1, limited office district is to provide lands which are generally located on arterial and/or collector streets and because of location are suitable for development of office uses which are compatible with adjacent residential uses thereby maintaining the character and integrity of existing and developing neighborhoods.
2. It is the intent of this section to establish standards which will promote high quality site development of individual office structures which are properly oriented toward arterial and/or collector streets and compatible with adjoining properties; also, to encourage the provisions of professional services at the neighborhood and community level and to provide for appropriate buffer and landscape areas and off street parking.

B. *Permitted principal uses and structures.* In the O-1 limited office district, no premises shall be used except for the following uses and their customary accessory uses or structures:

1. Accountant office.
2. Appraiser's office.
3. Architect's office.
4. Artist, illustrators (commercial).
5. Attorney's office.
6. Bookkeeper office.
7. Brokers, real estate and others; i.e., mutual funds, stocks, bonds, etc.
8. Professional consultants such as, but not limited to:
  - (a) Advertising.
  - (b) Business.
  - (c) Engineering.
  - (d) Public relations.
  - (e) Statistical.
9. Medical and dental offices such as, but not limited to:
  - (a) Chiropractic physicians.
  - (b) Dentists.
  - (c) Optometrists.
  - (d) Physicians and surgeons.
10. Tax consultants or tax experts.
11. Laboratories when incorporated with, and an integral part of, the uses permitted in this district.
12. Other professional office uses of a nature similar to those listed may be permitted upon determination by the planning board that such uses are appropriate in the O-1 district.

C. *Permitted special exceptions.*

1. One single-family dwelling unit to be used only in conjunction with the operation of a permitted business

on the same premises; such single-family dwelling unit shall be an integral and contiguous part of the principal business structure and located behind or above that portion of the business structure devoted to service of the public. The building structure must meet all applicable building codes for the respective residential and commercial uses including fire and public safety laws.

2. Day care centers (enrollment limited to twenty (20) children).
3. Multifamily dwellings meeting the requirements of the R-3 district.
4. Community residential homes, seven (7) to fourteen (14) persons.

D. *Dimensional requirements.*

1. Minimum site size:

Area: Ten thousand (10,000) square feet.

Width: Eighty (80) feet.

2. Minimum perimeter setback requirements for structures:

Front yard: Twenty-five (25) feet.

Rear yard: Twenty-five (25) feet.

Side yard: Ten (10) feet.

Abutting any street: Twenty-five (25) feet.

- 2a. Minimum perimeter setback requirements for structures in the A1A Scenic Corridor:

Front yard: A minimum of twenty-five (25) feet for properties with a lot depth of one hundred (100) feet or less, and for properties with a lot depth greater than one hundred (100) feet, a minimum of twenty-five (25) percent of the lot depth, up to forty (40) feet.

Rear yard: Twenty-five (25) feet.

Side yard: Ten (10) feet.

Abutting any street: Twenty-five (25) feet.

3. Maximum building height: Thirty-five (35) feet.
4. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty (30) percent.
5. Minimum pervious area: Thirty-five (35) percent.

E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of [section 3.06.04](#) shall be constructed.

F. *Site development plan requirements.* A site development plan meeting the requirements of Appendix B is required. Lots or parcels less than five (5) acres require site plan review by the county technical review committee. Lots or parcels of five (5) acres or more require site plan approval by the planning board.

Fa. *Site development plan requirements in the A1A Scenic Corridor.* A site development plan as per the requirements of Appendix B (Site Development Plan Review) of the Flagler County Land Development Code, a

sign plan, landscaping plan, and building elevations in conformance with the regulations of the A1A Scenic Corridor shall be required for simultaneous review. The site development plan, with all proposed improvements, shall illustrate a tree survey of all index trees on the site both to be removed or to remain.

(Ord. No. 01-26, § B., 12-17-01; Ord. No. 04-11, § 3, 8-16-04)