

**ARTICLE XIII**  
**“C-O” COMMERCIAL OFFICE BUILDING DISTRICT**

**Section 1. Intent and Purpose of District:** The "C-O" Commercial Office Building District is intended for the purpose of office buildings to be used only for the administrative functions of companies, corporations, social or philanthropic organizations or societies and other offices as outlined in Section 3. The use intended will utilize areas within and outside other commercial zones.

**Section 2. District Regulation:** In District "C-O" no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, moved or altered, except for the use outlined in Section 3.

**Section 3. Use Regulations:**

- A. Abstractors.
- B. Accountants.
- C. Advertising.
- D. Architects.
- E. Bars and Clubs.
- F. Brokers.
- G. Communication towers. (meeting the requirements of Article XXV, Section 1, K, of this code)
- H. Dentists.
- I. Employment Agencies.
- J. Engineers.
- K. Government Offices.
- L. Labor Organizations.
- M. Lawyers.
- N. Microbreweries, micro distilleries and wineries.
- O. Physicians, Osteopaths, Chiropractors, Optometrists, Psychologists.
- P. Real Estate and Insurance.
- Q. Restaurants (including the sale of alcohol for consumption).
- R. Telephone Answering Service.
- S. Travel Agency.
- T. Radio and Television Studios.
- U. Similar Office Related Uses.

**Section 4. Exceptions:** None.

**Section 5. Intensity of Use Regulations:** In District "C-O" the height of buildings, the minimum dimensions of lots and yards and the minimum lot area per family permitted on any lot shall be as indicated in other sections of this article.

**Section 6. Height Regulations:** No building or structure shall exceed thirty feet (30') in height.

**Section 7. Yard Regulations:**

- A. **Front Yards:** A front yard of not less than twenty- five feet (25') shall be provided.
- B. **Side Yards:** There shall be a side yard on each side of a building of ten feet (10') when a residential district abuts the building. No less than fifteen feet (15') shall be provided on the street side of a corner lot.
- C. **Rear Yards:** The depth of the rear yard shall be at least twenty-five feet (25').

**Section 8. Screening Regulations:** The Planning Commission may require a six-foot (6') high solid wood fence adjacent to a residential district.