

SECTION 529 – ZONING: SERVICE OFFICE
DISTRICT (S-O)

	<u>PAGE #</u>
529.01 Purpose	529-1
529.03 Permitted uses	529-1
529.05 Accessory building and use regulations	529-1
529.07 Conditional uses	529-2
529.09 Prohibited uses	529-3
529.11 Dimensional requirements	529-4
529.13 Other requirements	529-5

SECTION 529 – ZONING: SERVICE OFFICE DISTRICT (S-O)
(ADDED, BILL NO. 2007-19)

529.01. Purpose. The Service Office District provides limited locations for low-intensity, small office businesses in a residential neighborhood setting. Service Office districts may be located on blocks with residential land uses. Buildings, parking, landscaping and signs should be designed to help the commercial development harmonize with the residential character of the rest of the block. This district does not allow retail sales.

529.03. Permitted uses. Subdivision 1. The uses listed in this Subsection are permitted uses in the S-O District.

Subd. 2. Executive, administrative, and nonprofit organization offices with 4,000 square feet or less of gross floor area.

Subd. 3. Business offices such as, but not limited to, insurance offices, real estate offices, loan companies, savings and loan associations, and sales offices with 4,000 square feet or less of gross floor area.

Subd. 4. Professional offices such as, but not limited to, medical offices, including medical clinics and medical laboratories; dental clinics; chiropractic offices; therapeutic massage centers licensed under Section 1188 of the City Code; offices of engineers, architects, and accountants; auditing, bookkeeping and legal offices; and studios of artists and photographers with 4,000 square feet or less of gross floor area.

Subd. 5. Service businesses providing services on the premises with 4,000 square feet or less of gross floor area. Only the following service businesses are permitted: photocopying, non-auto repair shops (such as watch or shoe repair), tailor shops, beauty parlors and barbershops. Hours of operation for these businesses are limited to no earlier than 6:00 a.m. and no later than 9:00 p.m.

Subd. 6. Multi-tenant office developments with 6,000 square feet or less of gross floor area.

Subd. 7. Nursing or rest homes.

Subd. 8. Governmental buildings and public libraries.

529.05. Accessory building and use regulations. Subdivision 1. The uses listed in this Subsection are allowable accessory uses in the S-O District.

Subd. 2. One accessory building that is 750 square feet or less in gross floor area. In addition to the general accessory building provisions of Subsection 509.09, accessory buildings must meet the following criteria:

- a) In the case of a corner lot, no accessory building may be located in the yard area between the principal building and either street; and
- b) The architectural design and building materials of an accessory building shall be complimentary to the principal building.

Subd. 3. Enclosed storage incidental to a permitted or conditional use, provided such use occupies no more than 30 percent of the gross floor area of the principal building.

Subd. 4. Apartments within commercial buildings, provided such use occupies not more than 50 percent of the gross floor area of the principal building.

Subd. 5. Roof-mounted television antennas

Subd. 6. Minor public utilities.

529.07. Conditional uses. Subdivision 1. The uses listed in this Subsection are conditional uses in the S-O District, and are subject to the conditional use permit provisions outlined in Subsection 547.09 of this code.

Subd. 2. Office and service uses as allowed in Subsection 529.03, subdivisions 2, 3, 4, and 5 with more than 4,000 square feet of gross floor area.

Subd. 3. Multi-tenant office developments as allowed in Subsection 529.03, subdivision 6 with more than 6,000 square feet of gross floor area.

Subd. 4. Licensed day care facilities with no more than 5,000 square feet of gross floor area, provided the following conditions are met:

- a) Pick-up and drop-off areas must be located on the site, and must be designed to avoid interfering with traffic and pedestrian movements; and
- b) Outdoor recreational areas must be located and designed in a manner that mitigates visual and noise impacts on any abutting residential parcels.

Subd. 5. Telecommunications towers. Towers shall be allowed in the S-O District only in the following manner:

- a) Towers supporting amateur radio antennas and conforming to all applicable provisions of this Code shall be allowed only in the rear yard of S-O parcels.
- b) Towers supporting commercial antennas and conforming to all applicable provisions of Subsection 544.25 of this Code shall be allowed only in the following locations within the S-O District:
 - i. Church sites, when camouflaged as steeples or bell towers;
 - ii. Park sites, when compatible with the nature of the park; and,
 - iii. Government, school, utility, and institutional sites, not including the public right-of-way.

Subd. 6. Major public utilities.

529.09. Prohibited uses. Subdivision 1. Prohibited uses are listed in Section 512.07.

Subd. 2. Any land use not listed as Permitted, Accessory or Conditional in this section or in Subsection 512.07 is prohibited in the S-O District unless determined otherwise by the City pursuant to Subsection 509.23 of this code.

Subd. 3. No retail sales are allowed in the S-O district other than sales directly resulting from and incidental to service, maintenance or repair work.

Subd. 4. No services regulated under section 1187 or 1196 of the City Code are allowed in the S-O District.

529.11. Dimensional Requirements. Subdivision 1. The following dimensional requirements apply to the S-O district. All dimensions are in feet unless otherwise noted.

Minimum lot width	Interior lot: 60	Corner lot: 75
Minimum lot area	8,000 square feet	
Maximum impervious surface coverage	75 percent	
Setbacks – building	Principal building	Accessory building
Front (see also Subd. 2)	30	30
Adjacent to R, R-1 District	15	8
Adjacent to non-R, R-1 District	5	5
Interior side		
Adjacent to R, R-1 District	15	15
Adjacent to non-R, R-1 District	5	5
Street / corner side (see also Subd. 3)	12	12

Setbacks – parking (measured from property line)	
Front (but see Subd. 5)	8
Street / corner side (but see Subd 5)	8
Interior lot line	
Adjacent to R, R-1 District	10
Adjacent to non-R, R-1 District	5

Height limitations	Principal building	Accessory building
Maximum building height	30	15
Story limitations	2 stories	1 story

Subd. 2. Front setback reduction. The front setback requirement for a principal building on a lot may be reduced to no less than the average front setback of the existing principal building(s) abutting such lot, to a minimum of 25 feet, except when adjacent to a single-family house.

Subd. 3. All structures located on a corner lot which abuts a key lot. The side yard setback of a commercial building that abuts a “key lot” shall be equal to the front setback of the key lot. (See Figure 12.)

Subd. 4. Vehicle access door facing a side or rear lot line. Whenever any building (principal or accessory) is located in such a manner that a vehicle access door faces a side or rear lot line, such side or rear setback requirement shall be not less than 20 feet.

Subd. 5. Parking lot setback reduction. All new parking lots shall be located 8 feet from the right-of-way. In cases where modifications are being made to an existing lot, the 8-foot setback may be reduced to 3 feet if the applicant can demonstrate that the greater setback is not possible due to site constraints and if the applicant is able to meet landscape requirements without the setback.

529.13. Other Requirements. Subdivision 1. The following additional requirements apply in the S-O district.

Subd. 2. Site plan review. All developments in the S-O district are subject to Site Plan Review as described in Section 547.13.

Subd. 3. Performance standards. All developments shall be constructed and maintained in accordance with the applicable Performance Standards set out in Section 544 of this code.

Subd. 4. Signs. Signs within the S-O District shall be regulated by Section 549 of this code.

Subd. 5. Design guidelines. All property located within an overlay or design district shall be subject to such district’s additional requirements and/or modifications.