

## **Commercial Office (CO) District**

### **(a) Permitted uses and structures.**

- (1) Medical and dental or chiropractor offices (but not clinics or hospitals).
- (2) Professional or business offices.
- (3) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
- (4) Day care centers incidental to a professional office
- (5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (6) Single family dwellings which were originally constructed as single family dwellings.

### **(b) Permitted accessory uses and structures. See [Section 656.403](#).**

### **(c) Permissible uses by exception.**

- (1) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (2) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (3) Off-Street parking lots meeting the performance standards and development criteria set forth in Part 4.

### **(d) Minimum lot requirements (width and area).**

- (1) Width—60 feet.
- (2) Area—6,000 square feet (except as otherwise required for certain uses).

### **(e) Maximum lot coverage by all buildings and structures.**

50 percent. *Impervious surface ratio* as required by [Section 654.129](#)

**(f) Minimum yard requirements.**

- (1) Front—20 feet.
- (2) Side—10 feet.
- (3) Rear—10 feet.

**(g) Maximum height of structures.**

35 feet; provided, height may be unlimited where all required side yards are increased one foot for every one foot of building height in excess of 35 feet. No building shall be higher than 35 feet, when located adjacent to a single family use or zoning district.

**(h) Limitations on permitted and permissible uses by exception.**

Unless otherwise provided, all of the permitted and permissible uses by exception in the CO District are limited by the following conditions:

- (1) No retail sales, display or storage of merchandise shall be permitted.
- (2) No vehicles other than passenger automobiles or trucks of not more than 3/4-ton payload capacity or 5,000 pounds in actual scale weight shall be used in the business operation.