

ARTICLE VIOFFICE DISTRICT

6-101 PURPOSE

The O-1 General Office District is designed to provide the full range of business and professional office uses, and related retail and service uses, appropriate in the Village's suburban setting.

6-102 PERMITTED USES

The following uses and no others are permitted as of right in the O-1 District. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 14-301 of this Code. SIC codes are given in parentheses following each use listing, when available. No Adult Uses shall be allowed in any Office District.

- A. Retail Trade and Personal Services, but only when located on the ground-level floor of any structure
1. Stationery and Office Supply Stores (5112)
 2. Miscellaneous General Merchandise Stores (539)
 3. Apparel and Accessory Stores (56)
 4. Computer Sales (5734)
 5. Eating Places (5812), but not including live entertainment and drive-in or carry-out establishments
 6. Drinking Places (5813) accessory to permitted eating places
 7. Drug Stores and Proprietary Stores (5912)
 8. Sporting Goods Stores and Bicycle Shops (5941), but not including the retail sale of firearms and ammunition
 9. Book Stores (5942)

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10. Stationery Stores (5943)
 11. Jewelry Stores (5944)
 12. Camera & Photographic Stores (5946)
 13. Gift, Novelty, and Souvenir Shops (5947)
 14. Sewing, Needlework, and Piece Goods Stores (5949)
 15. Florists (5992)
 16. Tobacco Stores and Stands (5993)
 17. News Dealers and News Stands (5994)
 18. Optical Goods Stores (5995)
 19. Miscellaneous Retail Stores (5999), but not including auction rooms, firework sales, gravestone sales, sales barns, or tombstone sales
 20. Garment Pressing and Agents for Laundries and Dry Cleaners (7212)
 21. Photographic Studios, portrait (722)
 22. Beauty Shops (723)
 23. Barber Shops (724)
- B. Finance, Insurance, and Real Estate Institutions and Offices (60-67), but not including automatic teller machines as a principal use or drive-in establishments
- C. Services
1. Commercial Printing (275)
 2. Miscellaneous Personal Services (729), but not including tattoo parlors, escort services, locker rentals, Turkish baths, massage parlors, car title and tag services, rest room operations, marriage bureaus, or dating services.
 3. Advertising Services (731)

4. Commercial Art and Graphic Design Services (7336)
5. Services to Dwellings and Other Buildings (734)
6. Medical Equipment Rental and Leasing (7352)
7. Employment Agencies (7361)
8. Help Supply Services (7363)
9. Computer Programming, Data Processing, and Other Computer Related Services (737)
10. Detective and Protective Services Offices (7381)
11. Offices of News Syndicates (7383)
12. Interior Design and Decorating Services (7389)
13. Agricultural, Food, and Industrial research and development laboratories (7391) when located in a building in which at least 80 percent of the floor area is devoted to other permitted uses.
14. Offices of Health Practitioners (801-804), but only when located on a lot contiguous to a lot developed with a use permitted or specially permitted in the C-4 District
15. Home Health Care Services (808)
16. Miscellaneous Health and Allied Services not elsewhere classified (809)
17. Legal Services (81)
18. Vocational Schools (824)
19. Individual and Family Social Services (832)
20. Job Training and Vocational Rehabilitation Services (833)
21. Social Services not elsewhere classified (839)
22. Business Associations (861)
23. Professional Membership Organizations (862)

24. Civic, Social, and Fraternal Associations (864)
25. Political Organizations (865)
26. Membership Organizations not elsewhere classified(869)
27. Engineering, Architectural, and Surveying Services (871)
28. Accounting, Auditing, and Bookkeeping Services (872)
29. Management and Public Relations Services (874)
30. Commercial Testing Laboratories (8734) when located in a building in which at least 80 percent of the floor area is devoted to other permitted uses
31. Management and Public Relations Offices (874)
32. Miscellaneous Services (899)

D. Transportation and Utility Services

1. Offices and Agencies for the arrangement of passenger transportation services (472)
2. Offices of Communication and Utility Companies (48-49)
3. Studios of Communication Companies (48), but not including antennae in excess of the district height limit

6-103 ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in the O-1 District subject to the provisions of Section 9-101 of this Code.

6-104 TEMPORARY USES

Temporary uses are permitted in the O-1 District subject to the provisions of Section 9-103 of this Code.

6-105 SPECIAL USES

Except as specifically limited in the following paragraphs, the uses listed in the following paragraphs may be permitted in the O-1 District subject to the issuance of a special use permit as provided in Section 14-401 of this Code and subject to the additional standards set forth in the following paragraphs. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 14-301 of this Code. SIC codes are given in parentheses following each use listing, when available. No Adult Uses shall be allowed in any Office District.

A. Manufacturing

1. Assembling of Electronic Components and Accessories (367)
2. Assembling of Surgical, Medical, and Dental Instruments and Supplies (384)
3. Assembling of Ophthalmic Goods (385)
4. Assembling of Photographic Equipment and Supplies (386)

B. Retail Trade and Personal Services

1. Any retail trade or personal service use permitted in Subsection 6-102A of this Article VI that fails to meet the limitation specified in that Subsection
2. Live Entertainment accessory to permitted eating places, subject to the following use limitations (see also Paragraph 9-103C13.1 of this Code regarding a temporary use permit authorizing occasional live entertainment):
 - (a) No special use permit for live entertainment accessory to a permitted eating place shall be

granted except in accordance with all of the following conditions and limitations:

- (i) Application Requirements. Each application shall describe the nature of the business and its operation, including hours of operation, number of employees, menu items, and all other significant characteristics. Each application also shall describe the anticipated impacts of the proposed special use on adjacent property and on the Village and shall provide plans and information regarding the following matters:
 - (A) Traffic circulation and parking; and
 - (B) Crowd control and security; and
 - (C) Sanitation; and
 - (D) Noise control.
 - (b) Time Limitations. No live entertainment shall extend or continue for more than four hours on any single calendar day, or take place between the hours of 12 a.m. and 9 a.m. on any day
 - (c) Additional Conditions. Each special use permit for live entertainment shall be subject to the imposition of conditions by the Board of Trustees governing: the locations at the eating place where performances may be conducted; the number of persons who may perform at one time; the number of performances per week, month, or year; the length of performances; and the hours within which performances may be conducted; the number of occupants at the eating place during times when performances are conducted; the use of amplified sound; and the transferability of the special use permit; and the duration of the term of the special use permit.
- C. Finance, Insurance, and Real Estate
- 1. Drive-in Banks and Credit Agencies
 - 2. Automatic Teller Machines as a principal use
- D. Services

1. Research and Development Laboratories not otherwise permitted (7391)
2. Passenger Car Rental and Leasing (7514-7515)
3. Membership Sports and Recreation Clubs (7997) but not including flying fields (runways), gun clubs, or shooting clubs.
4. Offices of Health Practitioners not otherwise permitted (801-804)
5. Medical and Dental Laboratories (807)
6. Commercial Testing Laboratories not otherwise permitted (873)
7. Business and Professional Offices not otherwise listed

E. Transportation and Utility Services.

1. Local and Interurban Transit Terminals and Stations (411)
2. Public Utility Yards and Facilities (49)

F. Miscellaneous

1. Planned Developments
2. Landbanking of required parking, subject to Subsection 10-101E of this Code
3. Multiple Family Dwellings

6-106 PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in the O-1 District are set forth in Sections 10-101 and 10-102 of this Code.

6-107 SIGN REGULATIONS

Sign regulations applicable in the O-1 District are set forth in Article XI of this Code.

6-108 BUFFERS, LANDSCAPING, AND FENCES

Requirements relating to buffering and landscaping of certain uses and structures and fences in the O-1 District are set forth in Sections 9-104 and 9-105 of this Code.

6-109 BULK, YARD, AND SPACE REQUIREMENTS

The building height, lot, yard, setback, coverage, and floor area ratio requirements applicable in the O-1 District are set forth in the following table. Footnote references appear in Subsection F of this Section at the end of the table.

A.	<u>Maximum Height</u> ⁽¹⁾	
	1. <u>Stories</u> (whichever)	3
	2. <u>Feet</u> (is less)	45
B.	<u>Minimum Lot Area and Dimensions</u> ⁽²⁾	
	1. <u>Total Lot Area</u> (square feet)	10,800
	2. <u>Lot Width</u> (feet)	90
C.	<u>Minimum Yards and Setbacks</u> (feet) ^{(3) (4) (5) (6) (7) (8) (9)}	
	1. <u>Front and Corner Side</u>	
	(a) Yard	15
	(b) Setback	15
	2. <u>Interior Side</u> ⁽¹⁰⁾	
	(a) Yard	8
	(b) Setback	8
	3. <u>Rear</u> ⁽¹⁰⁾	
	(a) Yard	8
	(b) Setback	52

- D. Maximum Total Lot Coverage 80%
- E. Maximum Floor Area Ratio 0.50
- F. Exceptions and Explanatory Notes
1. Height Limitation for Accessory Structures. No accessory structure shall exceed 15 feet in height measured from grade; provided, however, that flagpoles may extend to a height of 10 feet above the highest point of the roof of the principal structure and the height of any antennas shall be governed by Subsection 9-101C of this Section.
 2. Nonconforming Lots. See Section 12-105 for lot requirements with respect to nonconforming lots of record.
 3. Yard Requirements for Uses Without Structures. On any lot occupied by a use without structures, the minimum front, side, and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.
 4. Visibility Across Corners. Notwithstanding any other provision of this Code to the contrary, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in the O-1 District in violation of the standards established in Chapter 154 of the La Grange Municipal Code.
 5. Special Yard and Setback Requirements in Planned Developments. Special perimeter open space, setback, and spacing requirements for planned developments are set forth in Paragraphs 14-505B6 and B7 of this Code. Such requirements shall not be waived under any circumstances.
 6. Special Setbacks for Signs. Special setbacks established for some signs by in Article XI of

this Code shall control over the yards and setbacks established in the table.

7. Specified Structures and Uses in Required Yards.
The following structures and uses, except as limited below, may be located in any required yard:

- (a) Statuary, arbors, trellises, and ornamental light standards having a height of 10 feet or less; and
- (b) Awnings, canopies, eaves, and gutters projecting not more than three feet from an exterior wall; and
- (c) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2° with the wall in question; and
- (d) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than two feet from an exterior wall; and
- (e) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less; and
- (f) Flagpoles; and
- (g) Terraces; and
- (h) Recreational devices, except in front yards; and
- (i) Fences, walls, and hedges, subject to the limitations of Sections 9-104 and 9-105 of this Code; and
- (j) Parking lots and areas, except in front and side yards.

8. Special Setbacks - LaGrange Road. Notwithstanding any other provision of this Code to the contrary, in the area lying between 47th Street and the southerly limits of the Village, no building or other structure in any area now or hereafter zoned for any office use shall be erected or maintained, having any wall or other portion of said building or structure within 50 feet of the centerline of La Grange Road; nor shall any such building or structure be required to be set back further than 50 feet from the centerline of La Grange Road.
9. Platted Building Lines. See Subsection 15-101F of this Code.
10. Side and Rear Yard Regulations for Accessory Structures and Uses. Parking areas wherever located and other detached accessory structures and uses when located within the rear 20 percent of the lot shall not be required to maintain an interior side or rear yard or setback in excess of two feet; provided, however, that this regulation shall not apply to antennas and antenna support structures and provided further, however, that no accessory structure or use, or combination of such structures or uses, located within an otherwise required side or rear yard pursuant to this Paragraph shall occupy more than 30 percent of such required yard. See Sections 9-101 and 9-104 for regulations applicable to antennas and antenna support structures.