

ARTICLE XV

O-R OFFICE AND RESEARCH DISTRICT

15.1 Permitted Uses

1. Business and professional offices.
2. Research laboratories.

Special Use Permit Required

1. Parking lots.
2. Senior Housing Developments. The minimum lot area per dwelling unit for Independent and Assisted Living Units is 1,360 sq. ft. (126.35 sq. m.) of lot area per dwelling unit. The minimum lot area per bed for Skilled Care Units is, 880 sq. ft. (81.75 sq. m.). Senior Housing Developments shall also include the following minimum open space requirements: Independent and Assisted Living Units; Two hundred seventy-five (275) sq. ft. (25.5 sq. m.) per dwelling unit; Skilled Care Units; Seventy-five (75) sq. ft. (6.9 sq. m.) per bed.
3. Nursery schools.
4. Adult day care facilities.
5. Inns.
6. Mortuaries.
7. Private or public utility substations.
8. Licensed Prepared Meal Service occupying no more than 800 sq. ft. in a multi-tenant building.
9. Cat Adoption Agency.
10. Certified Personal Training, Wellness, and Rehabilitation Business.

15.2 Bulk Regulations

The following bulk regulations A through F apply, whenever a lot:

1. Is less than one acre in area, or has a depth of less than 180 feet, or both; and

2. Is contiguous to property in the R-1, R-2, R-3, R-4, or R-5 districts; and
3. Abuts the right-of-way line of one or more of the following arterial streets:

Geneva Road
Roosevelt Road
Main Street
Naperville Road

- A. A maximum floor area of 10,000 square feet in any one building;
- B. A maximum building height of 35 feet or 2 1/2 stories, whichever is less;
- C. A maximum building lot coverage of 33 1/3 percent;
- D. A minimum of 30% of the lot shall be landscaped. This 30% may include setback areas and interior parking lot landscaping;
- E. Scaling of building mass to replicate a residential structure through the use of varied horizontal wall dimensions, varied roof heights, placement of windows and doors, etc.; and
- F. Minimum yards for a building and lot as required by Article VI of this code.

In all other instances, the following bulk regulations apply:

1. Maximum height: 70 feet or 5 stories, whichever is less.
2. Minimum lot size: One acre.
3. Minimum yards: The minimum front, side, and rear yard for a building shall be a distance equal to the height of the building. The minimum yards for a lot shall be as required by Article VI of the City code.

15.3 Standards.

All of the property located in this district is subject to the general standards and regulations of this ordinance. Property located in this district is also subject to the following additional standards:

1. All operations, activities (other than recreational or educational) and storage shall be conducted wholly inside a building or buildings.
2. No retail sales or services shall be permitted except as incidental or accessory to a permitted or special use.

3. Site plan and architectural approval (5.5) shall be required for all permitted uses listed in Section 15.1.
4. Downtown design review in accordance with Section 5.12 shall be required for all uses, except single-family dwellings located within the Downtown Design Review Overlay District.