

## **NEIGHBORHOOD OFFICE DISTRICT**

### **Sec. 11.02.121 Purpose**

The Neighborhood Office District is established to provide for low intensity office and professional uses to be located adjacent to residential areas with a positive impact. Permitted uses in this district are more compatible with adjacent residential areas by having limited hours of operation, small building scale, and architectural and landscape features that are consistent with residential style. This district is intended to allow for limited, nonresidential land uses that provide for a smooth transition to and from the area to preserve the integrity of adjacent residential neighborhoods. The Neighborhood Office District provides for support services near to the residents of the neighborhood, allowing access to services by pedestrians and bicycles.

### **Sec. 11.02.122 Permitted uses**

1. Administrative offices
2. Art gallery
3. Day care center, incidental, Sec. 11.02.128D

*Day care center, incidental: A place designed solely for the care of children belonging to employees of the primary use. The center shall be completely contained within the primary use and shall not constitute more than fifteen (15) percent of the main use. The operating hours of the center shall be the same as the primary use and shall not include overnight lodging, medical treatment, counseling, or rehabilitative services. The use is subject to registration with the Texas Department of Family and Protective Services.*

4. Medical offices
5. Places of worship
6. Professional offices
7. Software development
8. Utility services, general

*Utility services, local: The use of a site for the provision of public and/or private utility services which are necessary to support the development in the area and involve only minor services including service extension, excluding buildings or similar structures.*

*Utility services, general: The use of a site for the provision of public and/or private utility services that are necessary to support the development in the area and involve only minor structures and small buildings including, but not limited to lift stations, telephone switching centers, or similar facilities. Includes facilities permitted in utility services, local.*

9. Private schools (Accredited only, with curriculum equivalent to public elementary or secondary schools)
10. Wireless telecommunications facilities

### **Sec. 11.02.123 Height regulations**

Thirty five (35) feet is the maximum height for all buildings.

**Sec. 11.02.124 Setback regulations**

Front Setback. 25 feet

Side Setback at street. 25 feet

Side Setback. 12 feet

Side Setback–adjacent to single-family. 20 feet

Rear Setback at street. 25 feet

Rear Setback. 5 feet

Rear Setback –adjacent to single-family. 20 feet

**Sec. 11.02.125 Lot regulations**

Minimum Lot size. 8,000 square feet

Minimum Lot Width. 80 feet

Minimum Lot Depth. 100 feet

**Sec. 11.02.126 Off-street parking regulations**

**Sec. 11.02.127 Building regulations**

A. Each exterior wall area of a site built in this district shall have a minimum of fifty (50) masonry construction exclusive of doors and windows. No metal panels with factory applied coatings shall be used for exterior walls.

The percentage masonry requirement may be reduced on individual walls if the following criteria are met:

1. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways,
2. The overall building meets the percentage masonry required by the district plus ten (10) percent, and
3. The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
  - a. At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or
  - b. At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.
4. Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%.

B. No building shall contain a single continuous exterior wall that exceeds one hundred (100) feet in length.

- C. Awnings and canopies may be made of sheet metal or canvas membrane. Plastic or vinyl awnings are not permitted.
- D. All ground floor building faces shall utilize the similar architectural treatments on all sides of the building(s).
- E. Pitched roofs shall be required on all buildings in this district, with the slope at a minimum ratio of 4:12.
- F. Glazed openings shall account for at least twenty five (25) percent of the overall wall surface along walls visible from a lot line. Mirrored glass is not permitted.

**Sec. 11.02.128 Regulations specific to the district**

- A. Displays and merchandise shall be fully contained and displayed within the building.
- B. A permanent structure with indoor facilities that include offices, restroom facilities, etc. to comply with all building code regulations is required.
- C. No drive-through facilities or walk-up facilities shall be permitted.
- D. Secondary use permitted in this district shall include: daycare facilities, incidental.
- E. Permitted uses, with exception of parks, shall be located on a collector or arterial street.
- F. All uses within this district shall operate in conformance with the following unless otherwise noted:
  - 1. Hours open to the public in a Neighborhood Office District shall be limited to between the hours of 7 am and 8 pm.
  - 2. Hours for Deliveries, Trash and Recycling Pickups. Hours for deliveries, trash and recycling pick-up shall be limited to between the hours of 7 a.m. and 7 p.m.