

Proposed OCI District Regulations
(changes shown in bold and underlined)

ARTICLE F. - OCI OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT
SECTION:

6-7F-1: - INTENT:

It is the intent of this OCI district to act as a transitional zone between intensive business areas and residential neighborhoods. This district should contain office, residential, institutional and support commercial facilities.

(Ord. 80-5, 1-21-1980)

6-7F-2: - PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Banks and financial institutions.
2. Civic buildings.
3. Cultural institutions.
4. Hospitals.
5. Nursery schools, preschools, daycare centers and learning centers.
6. Offices—Business or professional.
7. Offices/clinics—Medical or dental.
8. Parks, playgrounds and forest preserves.
9. Religious institutions.
10. Primary and secondary schools that do not have boarding facilities.
11. Vocational and trade schools operated entirely indoors.
12. Veterinary offices.
13. Fitness facility.
14. Sleep clinics.
15. Services, including, but not limited to, barbershops, beauty shops/salons, laundries, clothes cleaning and laundry pick up stations, shoe repair, tailor shops, pet grooming and training establishments, appliance repair shops, electricians' shops and similar stores or shops for the conduct of business.

Proposed OCI District Regulations
(changes shown in bold and underlined)

16. Self-storage Facilities, when located within a planned unit development and subject to the required conditions in Section 6-7F-4.

(Ord. No. 80-5, 1-21-1980; Ord. No. 06-264, 11-21-2006; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 15-190, § 2, 12-1-2015; Ord. No. 16-081, § 2, 6-21-2016)

6-7F-3: - CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title as well as Sections 6-7F-5, 6-7F-6 and 6-7F-8 of this Article, as appropriate:

1. Convalescent and nursing homes.
2. Multi-family dwellings.
3. General retail.
4. Health spas without lodging accommodation/massage establishment.
5. Internet cafes.
6. Parking lots or garages, principal.
7. Planned unit developments.
8. Public and private utility facilities.
9. Reserved.
10. Telecommunications facilities as required by Chapter 13 of this Title.
11. Single-family attached dwelling.
12. Full service hotels.
13. Pet care establishments having received approval as a conditional use in the OCI zoning district prior to February 20, 2008, may be continued; after that date, no new pet care establishments will be allowed as a conditional use in the OCI zoning district.

(Ord. No. 04-222, 12-21-2004; Ord. No. 06-225, 9-19-2006; Ord. No. 06-300, 12-19-2006; Ord. No. 08-078, 4-15-2008; Ord. No. 08-035, 2-19-2008; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 16-081, § 2, 6-21-2016)

6-7F-4: - REQUIRED CONDITIONS FOR ALL USES:

The following conditions shall be required:

1. All business, servicing, or processing, except off street parking or loading, shall be conducted within completely enclosed buildings. the City Council may waive this provision by

Proposed OCI District Regulations
(changes shown in bold and underlined)

designating certain days on which business establishments may conduct their businesses outside the building or structure. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.

2. All outside storage areas of goods, materials and products shall be screened in accordance with Subsection 5-10-3.7 of this Code. Lighting of the facility shall be directed away from surrounding properties. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.
3. Processes and equipment employed within the OCI district shall comply with the applicable provisions of Chapter 14 of this Title.
4. Full service hotels shall include at least one hundred fifty thousand (150,000) square feet of hotel, commercial, or service floor area, banquet and/or meeting space, either within a single building or multiple buildings located in a campus setting (defined as a single lot or planned unit development), and shall include all of the following components:
 1. Banquet and/or meeting space for at least five hundred (500) persons; and
 2. A swimming pool and/or exercise facilities; and
 3. A restaurant within the physical confines of the hotel and provide room service that is accessory to the restaurant use.
5. **Self-storage facilities located in the OCI district shall be subject to the following conditions:**
 1. **The property on which the self-storage facility is located shall not exceed 10% of the total acreage of the planned unit development in which it is located;**
 2. **Self-storage facilities shall not directly abut any arterial or collector road.**
 3. **Self-storage facilities shall be limited to a maximum of three (3) stories in height;**
 4. **Self-storage facilities shall be fully enclosed and all operations, including loading and unloading, must be conducted entirely within the building;**
 5. **Trucks greater than twenty-six (26) feet in length are prohibited from accessing the site;**
 6. **Outside display, or storage of equipment, materials or motor vehicles, is prohibited;**
 7. **All sides of the building shall contain architectural detail and masonry materials to fit harmoniously with the character, use and zoning of the surrounding properties; and**
 8. **The self-storage facility shall comply with all other applicable requirements of the planned unit development in which the self-storage facility is located.**

Proposed OCI District Regulations
(changes shown in bold and underlined)

(Ord. 80-5, 1-21-1980; amd. Ord. 88-115, 6-6-1988; Ord. No. 93-14, 1-19-1993; Ord. No. 11-189, § 2, 12-19-2011)

6-7F-5: - AREA REQUIREMENTS:

The minimum area in the OCI district shall be as follows:

1. Single-family attached dwellings approved by the City Council as a conditional use after November 16, 2004: There shall be no minimum lot area for a single-family attached dwelling, provided that the sum of the area of the lots on which a structure consisting of three (3) or more single-family attached dwellings is located shall not be less than the number of dwellings times four thousand (4,000) square feet.
2. Multiple-family dwellings approved by the City Council as a conditional use after November 16, 2004: The lot area for a structure consisting of multi-family dwellings shall not be less than the number of dwellings times two thousand six hundred (2,600) square feet.
3. All other permitted and conditional uses: None.

(Ord. 04-222, 12-21-2004)

6-7F-6: - LOT WIDTH REQUIREMENTS:

The minimum lot width, at the front yard line, in the OCI district shall be as follows:

1. Single-family attached and multiple-family dwellings: Fifty (50) feet.
2. All other permitted and conditional uses: None.

(Ord. 04-222, 12-21-2004)

6-7F-7: - YARD REQUIREMENTS:

The minimum yards required in the OCI district shall be as follows:

Front yard	20 feet
Corner side yard	20 feet
Interior side yard	10 feet
Rear yard	None if the rear lot line abuts property located in a business or industrial district
	15 feet if the rear lot line of the OCI district coincides with a side or rear lot line of property located in the R1A, E1, E2, or AG district

Proposed OCI District Regulations
(changes shown in bold and underlined)

	12 feet if the rear lot line of the OCI district coincides with a side or rear lot line of property located in the R1B, R2, R3, R4, or R5 district (Ord. 80-5, 1-21-1980)
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6-7F-8: - HEIGHT LIMITATIONS/BULK REGULATIONS:

1. The maximum height for all residential and/or mixed use buildings with a residential component in the OCI district established after November 16, 2004, shall be forty-three (43) feet.
2. For nonresidential uses and for residential uses established after November 16, 2004, the maximum floor area ratio for all buildings and structures in the OCI district shall be 1.5.
3. **Self-storage facilities shall not exceed three (3) stories.**

(Ord. 04-222, 12-21-2004)