

Village of *Waynesville*

PLANNING COMMISSION AGENDA

Tuesday, May 23, 2023 – 7:00 pm
1400 Lytle Road

- I. Call to Order
- II. Roll Call
- III. Disposition of Minutes of Previous Meetings
 - Minutes of January 31, 2023
- IV. Old Business
- V. New Business
 - Public Hearing to consider rezoning of 407 High Street from R-4 to SO.
- VI. Next Planning Commission Meeting
- VII. Adjourn

153.172 SUBURBAN OFFICE AND INSTITUTION DISTRICT (SO).

(A) *Purpose.* The Suburban Office and Institution District (SO) is provided in recognition of the need to locate office and institutional land uses where adequate space can be made available in accordance with current development trends and standards. The SO District is intended for offices and institutions that may locate independently or in small clusters and that may desire buildings or groups of buildings surrounded by landscaped open areas away from the concentrations of people and traffic of retail, wholesale, and industrial areas in the village. The space, location, and aesthetic characteristics of these uses make a location near low density residential neighborhoods or rural countryside desirable.

(B) *Permitted uses.* Land and buildings in the Suburban Office and Institutional District (SO) shall be used only for the following purposes:

(1) *Administrative and business offices.* Administrative offices primarily engaged in general administration, supervision, purchasing, accounting, and other management functions and business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers, including financial services, real estate, and insurance;

(2) *Professional offices.* Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions, including: offices of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, and chiropractors, medical and dental laboratories, health and allied services, legal services, design services including engineering, architecture, landscape architecture, urban planning, graphic arts and interior design, accounting, auditing, and bookkeeping services, and professional services not elsewhere classified;

(3) *Institution*. Institutions providing social, cultural, educational, and health services to member agencies, organizations, and individuals or to the general public, including: hospitals, elementary and secondary schools, colleges and universities, vocational schools, professional schools, libraries, museums and art galleries, and religious organizations;

(4) *Organizations and associations*. Organizations and associations organized on a profit-making or nonprofit-making basis, for the promotion of membership interests, including: business associations, professional membership organizations, labor unions and similar labor organizations, civic, social, and fraternal associations, political organizations, charitable organizations, and nonprofit membership organizations not elsewhere classified;

(5) *Residential dwelling*. Residential dwelling ancillary and subordinate to a principal permitted use; and

(6) *Churches*. Churches and other similar places of worship and parish houses, provided there are at least 100 seats or similar accommodations in the main assembly hall.

(C) *Conditional uses*. The following uses may be allowed in the Suburban Office and Institutional District (SO) subject to approval in accordance with § [153.042](#):

(1) *Drive-in facility*. Drive-in or outdoor service facilities developed in association with a principal permitted use;

(2) *Personal services*. Personal services generally involving the care of the person or his or her apparel, including: photographic services and commercial photography, beauty shops, barber shops, and funeral service and crematories;

(3) *Educational and research*. Educational and research establishments engaged in providing tangible and intangible services to members or the general public, including: research, development, and testing laboratories, school and educational services not elsewhere classified, and nonprofit educational and scientific research agencies;

(4) *Food and lodging*. Food and lodging includes commercial establishments and institutions engaged in furnishing lodging and meals on a fee basis, including: eating and drinking places, and organizational hotels and lodging houses on a membership basis;

(5) *Animal care*. Offices of veterinarian and animal hospitals;

(6) *Child care*. Children's nurseries and day care centers; and

(7) *Significant developments*. Any proposed structure in the Suburban Office and Institutional District (SO) that contains at least 50,000 square feet of gross floor area shall be considered a significant development and may be allowed subject to approval in accordance with § [153.042](#).

(D) *Development standards*.

(1) *Lot and building requirements*. The following lot and building requirements are minimum standards, except where noted, and shall apply in the Suburban Office and Institutional District (SO):

(a) Lot area: no minimum lot area is required; however, all lots shall abut an improved public right-of-way and lot area shall be adequate to provide the required yard space;

(b) Lot coverage (maximum): no maximum lot coverage is required; however, the lot coverage shall be adequate to provide the yard space required;

(c) Lot width: no minimum lot width is required; however, all lots shall abut an improved public right-of-way and have adequate width to provide the required yard space and meet minimum access requirements;

(d) Front yard setback: the minimum front yard setback shall be the average of the existing adjacent commercial structures on the same side of the street and facing thereon within the same block. Where there are no adjacent commercial structures, the building line shall not be less than 50 feet measured from the street right-of-way;

(e) Side yard setback: for main and accessory structures, including open service and loading areas, the required side yard shall be not less than 20 feet, unless adjacent to any residential zoning district, Planned Residential District, and Planned Unit District whereby the side yard shall be no less than 50 feet; and

(f) Rear yard setback: for main and accessory structures the required rear yard shall be not less than 20 feet, unless adjacent to any residential zoning district, Planned Residential District, and

Planned Unit District whereby the rear yard shall be no less than 50 feet. A use to be serviced from the rear shall have a service court, alley way, or combination thereof not less than 40 feet in width.

(2) *Supplemental standards.* The following supplemental standards shall apply within the Suburban Office and Institutional District (SO):

- (a) No building shall exceed 40 feet in height, nor more than three stories in height;
 - (b) Applicable standards shall be met in corresponding provisions of this chapter;
 - (c) Any building with a height in excess of one and one-half stories or 20 feet shall have a basement unless that building's use is designed for 100 or more people; and
 - (d) Any building designed for the use of 50 or more people must be compliant with FEMA P-361 "Safe Rooms for Tornadoes and Hurricanes, Guidance for Community and Residential Safe Rooms", Third Edition or later. As an alternative, buildings designed for the use of 50 or more people can have a basement suitable for use as a tornado safe area.
- (Ord. 96-152, passed 10-7-1996; Ord. 98-159, passed 11-16-1998; Ord. 2019-046, passed 9-3-2019)