
Sec. 713. OD, office-distribution district.

The intent of this section in establishing the OD district is to provide for office and distribution facilities not involving the manufacturing, fabrication, repair or servicing of any commodity or product and for limited commercial activities not devoted primarily to the retail sale of merchandise.

Within any OD, office-distribution district, the following uses shall be permitted:

(713.1) Financial institutions, including banks and savings and loan establishments.

(713.2) Health clubs and other similar physical fitness establishments.

(713.3) ~~Reserved.~~ **Animal crematory.**

(713.4) Reserved.

(713.4.1) Miniwarehouses, for self-storage only and services accessory to the operation of the miniwarehouse including and limited to truck rental, provided the lot area is one acre or larger, the truck to property area ratio is not greater than two trucks per one acre of lot area, and the limited retail sale of storage related items. Miniwarehouses may include one apartment for a security guard or caretaker provided the apartment is an integral part of the warehouse complex and not a freestanding unit and provided said apartment shall not be leased or rented to any second party.

(713.5) Offices, including the following:

- (1) Offices of health service practitioners, including physicians, chiropractors and other licensed practitioners similar to those listed;
- (2) Other professional offices, including legal, accounting, auditing, engineering, architectural and others similar in character to those listed;
- (3) General business offices, including financial, real estate, insurance, manufacturers and sales representatives and others similar in character to those listed, provided that no goods are for sale at retail;
- (4) Governmental offices, including federal, state, county and city.

(713.6) Office supply establishments, including accessory printing operations.

(713.7) Parking lot and parking garage, both private and public.

(713.8) Planned office development in accordance with the provisions of article X, section 1012.

(713.9) Public buildings and uses other than those already permitted, provided that there is no outdoor storage of equipment and materials.

(713.10) Retail sales and services accessory to the operation of an office building, institutional use, motel or hotel, conducted wholly within the building housing the use to which such activities are accessory, provided that the floorspace used or to be used for such secondary uses shall be limited to 25 square feet per room in hotel or motel, or ten percent of the net floor area in an office building or institutional use, and provided that:

- (a) Every public entrance to such a use shall be from a lobby, hallway or other interior portion of the primary use structure;
 - (b) No show window, advertising or display shall be visible from the exterior of the primary use structure; and
 - (c) No merchandise shall be stored or displayed outside of the primary use structure.
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However, the requirements of [subsections] (a) and (b) above shall not apply to restaurants and cafeterias secondary to a hotel or motel and office building or institutional use; these secondary uses may be located in a structure other than the primary use structure. The following accessory uses are permitted:

- (1) Barbershops, beauty shops, laundry and dry cleaning pickup and distribution stations and other similar personal service establishments;
- (2) Bookstores;
- (3) Drugstores and apothecary shops;
- (4) Florists;
- (5) Convenience food stores;
- (6) Gift shops;
- (7) Cafeterias and restaurants;
- (8) Lounge and/or package store for the consumption, and/or sale of alcoholic beverages;
- (9) Newsstands.

(713.11) Wholesale trade sales and distribution establishments and warehousing facilities, including offices.