

Section 11. O-PD, Office Planned Development

A. Purpose

The purpose of the Office Planned Development Zoning District is to permit greater flexibility and, consequently, more creative and imaginative design for the development of office areas than generally is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of larger tracts of land.

B. Principal Permitted Uses

1. Agricultural (Minimum lot area of five (5) acres required)

C. Accessory Uses

1. An accessory use, building or other structure customarily incidental and secondary to any principal permitted use or use requiring special approval.
2. Temporary buildings for uses incidental to construction work, provided these buildings shall be removed upon the completion or abandonment of the construction work.

D. Uses Requiring Special Approval (See the Special Approvals Section (Section 31) of this Ordinance for the procedures and additional requirements for the following uses)

1. Department of Development Special Approval
 - a. Seasonal sale of farm produce or plants as an accessory use to an agricultural use (Produce or plants for sale must have been grown on the premises).

Major Use Special Approval Required - A Major Use Special Approval shall be granted by City Council for a lot before a Planning Commission Special Approval or Conditional Use Special Approval can be approved by the City for that lot.

The intent of this zoning district is to promote the development of a large lot in accordance with a City approved overall development plan for that lot.

City Council shall approve a development plan for that lot in accordance with the Major Use Special Approval procedures and requirements before development is permitted on any portion of that lot.

Once a development plan receives Major Use Special Approval from Council, a Planning Commission Special Approval or Conditional Use Special Approval may be

approved by the City providing the application is in substantial conformance with the approved development plan.

Any significant alteration or amendment to an approved Major Use Special Approval development plan shall require a new Major Use Special Approval.

2. Planning Commission Special Approval

Those uses requiring Planning Commission Special Approval listed in the OS, Office Service Zoning District section (Section 10) of this ordinance.

3. Conditional Use Special Approval

Those uses requiring Conditional Use special approval listed in the O-S, Office Service Zoning District section (Section 10) of this ordinance.

4. Major Use Special Approval

a. Office Park

An office park shall be defined as a use or combination of uses occupying building(s), either attached or detached, where the sum of their gross floor areas exceeds fifty thousand (50,000) square feet.

- 1) An office park shall include all permitted uses, accessory uses and uses that require special approval listed in this section (Section 11) of the zoning ordinance.

E. Requirements

The following requirements shall apply to all principal uses, accessory uses, and uses that require special approval in this section (Section 11) unless specifically modified by this ordinance.

1. Access Control - See the Access Control for Streets and Highways Section (Section 22) of this ordinance for requirements.
2. Architectural Requirements - See the Supplementary District Requirements Section (Section 20) of this ordinance for architectural requirements.
3. Off-Street Parking and Loading - See the Off-Street Parking and Loading section (Section 21) of this ordinance for requirements.
4. Private Street - A private street where designated on a development plan shall meet all the design and construction requirements of the City Subdivision

Regulations with the exception of street width and the requirement for curb and gutter.

5. Screening - See the Supplemental District Requirements Section (Section 20) of this ordinance for requirements.
6. Signs - See the Sign section (Section 23) of this ordinance for requirements.
7. Subdivision of O-PD Zoned Land

A lot that is zoned O-PD may be subdivided into lots smaller than the minimum lot area requirement contained in this ordinance providing that the following conditions are met:

- a. A development plan must have been approved under the Major Use Special Approval review procedure for the entire lot.
 - b. Subdivision and/or development of that lot must be in accordance with the Major Use Special Approval Development Plan.
 - c. In no case shall any subdivided parcel have a lot area of less than twenty thousand (20,000) square feet.
 - d. Refer to the Subdivision Regulations for the City of Centerville, Ohio for additional requirements.
8. Supplemental District Requirements - See the Supplemental District Requirements section (Section 20) of this ordinance for additional requirements.

O-PD, Office Planned Development
Table of Minimum Requirements

Minimum Lot Area	10 acres
Minimum Lot Width	
Fronting on Arterial Street	500 Feet
Fronting on Other Street	300 Feet
Minimum Front Yard	
Fronting on Arterial Street	50 Feet
Fronting on Other Street	35 Feet
Minimum Rear Yard	
Adjacent to Non-Residential	35 Feet
Adjacent to Residential 100 Feet	

Minimum Side Yard	
Adjacent to Non-Residential	35 Feet
Adjacent to Residential	100 Feet
Minimum Setback of Parking or Paving	
From Front Lot Line	20 Feet
From Side Lot Line	
Adjacent to Non-Residential	20 Feet
Adjacent to Residential	100 Feet
From Rear Lot Line	
Adjacent to Non-Residential	20 Feet
Adjacent to Residential	100 Feet
Maximum Lot Coverage (Buildings)	50 Percent
Maximum Building Height	45 feet

Note: The buffer strip of land required in the above table when O-PD zoned land is adjacent to residential land shall be subject to the following additional requirements unless otherwise specifically approved by the City in accordance with the Special Approvals section (Section 31) of this ordinance:

1. The buffer strip shall remain in its natural condition;
2. Removal or clearing of any existing vegetation (other than normal maintenance of the vegetation) or grading or regrading of any land within the required buffer strip shall be prohibited;
3. The City may require the installation of screening or other improvements within the buffer strip in accordance with the Supplemental Zoning District Requirements (Section 20) of this ordinance;
4. The City may approve vehicular access across the buffer strip in accordance with the Special Approvals section (Section 31) of this ordinance.