

§ 14.06.012. Class III - Business: “O” Office District.

- (a) Use regulations. The “O” Office District will be limited to the following uses, residential uses are not permitted in this district:
- (1) Banks, financial institutions.
 - (2) Blueprinting or photostating (not greater than 2,500 square feet).
 - (3) Caterer or wedding service (no on-site food preparation).
 - (4) Real estate offices.
 - (5) Professional offices (architectural, drafting, engineering, accounting, legal, insurance, medical and dental clinics).
 - (6) Artist’s studios.
 - (7) Museums, libraries, fine art centers, and similar cultural facilities.
 - (8) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.
 - (9) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of utility services including, without limitation, communications towers and water towers, are permitted in all zoning districts.
- (b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).
- (1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.
 - (2) Minimum lot area: Not applicable.
 - (3) Minimum gross living area: Not applicable.
 - (4) Minimum lot width: One hundred (100) feet.
 - (5) Minimum lot depth: One hundred (100) feet.
 - (6) Front yard setback: Twenty-five (25) feet.
 - (7) Rear yard setback: Twenty-five (25) feet.
 - (8) Side yard setback: Ten (10) feet, or twenty-five (25) feet if adjacent to any residential district.
 - (9) Maximum lot coverage by structure: Sixty percent (60%).
 - (10) Required parking: Compliance with article 14.12 of this chapter and the UBC or as determined through the new development site plan review process.

(11) Required screening: Compliance with article 14.09 of this chapter or as determined through the new development site plan review process.

(12) Minimum masonry coverage: Seventy-five percent (75%) first floor.

(13) Accessory building or use setback: Ten (10) feet minimums.

(c) [Deleted by Ord. 811-20.]

(1) [Deleted by Ord. 811-20.]

(Ordinance 414-97, ex. E, sec. 12.508, adopted 12/16/97 ; Ordinance 811-20, sec. 2(E), (G), adopted 11/10/20)