

SECTION 21

O-C-OFFICE CENTER DISTRICT

A. GENERAL DESCRIPTION

This district is intended primarily to provide centralized locations for office and related services at locations within the city which are accessible to the local expressways and major highways of the region. This is a restricted business district and is designed for areas where large retail business operations are undesirable.

B. USES PERMITTED

Property and buildings in an Office Center (O-C) District shall used only for the following purposes:

1. Business, administrative, research, professional, medical, and governmental offices.
2. Banks and other financial institutions.

3. Business services including: advertising services, consumer and mercantile credit reporting services, adjustment and collection services, blueprinting copying services, stenographic services, news syndicate services, employment services.
4. Bookstores.
5. Camera shops.
6. Drugstores, barbershops, and beauty shops.
7. Gift shops.
8. Office supply stores.
9. Florists.
10. Educational services including: business and stenographic schools, barber and beauty schools, art and music schools, dancing schools, correspondence schools.
11. Signs as regulated in Title 14 of the Official Code of the City of Jackson.
- *12. Medical Supply Business.

C. USES PERMITTED AS SPECIAL EXCEPTIONS

At such time that an Office Center District has developed to the point that

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complimentary facilities can be justified by the developer, the Planning Commission, following review of architectural drawings and site plans, may permit the following:

1. Restaurants, excluding drive-in or quick service type facilities.
2. Motor inns.
3. Grocery stores limited to two thousand five hundred (2,500) square feet of floor area.
4. Dry cleaning and laundry collection stations.
5. Gasoline service stations, provided that there shall be no major repair work undertaken.
- *6. Group Day Care Homes and Child Care Centers as herein defined and regulated in Article VI, Section 10.

- **7. Commercial Mobile Communications Services (CMCS) as regulated by Article VI, Section 26.
- ***8. Other uses similar in character to those enumerated above and which in the opinion of the Board of Zoning Appeals will not be injurious to the district.
- ****9. Sewing and Alteration Shop.

D. PROHIBITED USES AND STRUCTURES

All uses not of a nature specifically permitted herein.

E. AREA REGULATIONS

The following requirements shall apply to all uses permitted in the district.

1. Front Yard

All buildings shall be set back from street right-of-way lines not less than thirty (30) feet. There shall be a setback from street right-of-way lines of at least ten (10) feet for any parking lot.

2. Side Yard

There shall be a side yard setback of at least twenty (20) feet.

3. Rear Yard

There shall be a rear yard setback of at least twenty (20) feet.

4. Maximum Lot Coverage

No building or buildings shall cover more than thirty-five percent (35%) of

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the lot area. The maximum area to be used for parking or vehicular access shall be fifty percent (50%) of the lot area.

F. HEIGHT REGULATIONS

No building shall exceed four (4) stories except as provided in Article VI, Section 6.

G. OFF-STREET PARKING

As regulated in Article VI, Section 14.

H. LANDSCAPING AND SCREENING

- d. The locations and dimensions of proposed streets, easements and lot lines.
- e. The proposed types of uses and their locations in the development, heights of buildings, arrangements of structures, proposed lot coverage and yards and open spaces.
- f. A drainage plan with maps showing the proposed drainage of the development site and adjacent area.
- g. Proposed off-street parking with landscaped islands and parking tiers shown.
- h. Landscaping and screening.
- i. Location, size, design and type of sign(s) to be used in the development.
- j. Other information as may be required by the Planning Commission.

Approval may be granted to the entire development for construction purposes or approval may be granted by phases. Following rezoning and prior to the submission of final development plans, the Planning Commission may authorize the granting of a permit for site preparation.

Any unauthorized deviation from the final site plan as approved by the Planning Commission shall constitute a violation of the building permit. In such cases where revisions would constitute a minor change in the final site plan, the Planning Director shall have the authority to authorize such changes. In all instances where a substantial change is requested or where there is any question of magnitude or consequence of the proposed revision, the final site plan shall be submitted to the Planning Commission for approval.

END OF ARTICLE V, SECTION 21 O-C.