

**CHAPTER 23  
OP OFFICE PARK DISTRICT**

**Section 1. Purpose.**

The regulations set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the OP Office Park District.

- The Office District shall be designed to provide areas for offices, medical campuses, research and development uses, and related personal services.
- Elements such as uniform or compatible building design, internal circulation, and parking lot design shall be encouraged to create a unified and coordinated office development.

**Section 2. Permitted & Special Uses.**

A building or premises shall be used only for the purposes contained in Chapter 29 of this ordinance except for the existing uses special provisions contained below:

**Existing Uses**

Any existing use, which is conforming as of August 1, 2002, shall be considered a conforming use for that zoning lot for the purposes of this ordinance. The use can change to any other listed conforming use for the zoning lot, or to a special use. The zoning lot for the business after August 1, 2002, may expand provided that the new area is a listed conforming use for that zoning lot, or to a listed Special Use by following the procedures in Chapter 30, Special Use Regulations.

Any existing residential use as of August 1, 2002, shall abide by the requirements set forth in Chapter 12 R-2 Low Density Residential District of this ordinance. No new dwelling units are permitted.

**Section 3. Bulk Requirements.**

The following requirements shall be observed:

Front Yard	<ol style="list-style-type: none"> <li>1. 30 feet along collector streets as defined in the Marshalltown Comprehensive Plan.</li> <li>2. 40 feet along arterial streets as defined in the Marshalltown Comprehensive Plan.</li> <li>3. 20 feet along other streets.</li> </ol>
Side Yard	<ol style="list-style-type: none"> <li>4. A side yard is not required, except when adjacent to a residential district, where there shall be an 8-foot minimum setback.</li> <li>5. Corner lots: Width of yard on the side street line shall not be less than half (1/2) the depth of the front yard except if the side yard abuts an arterial or collector street, in which case the appropriate front yard setback shall be followed.</li> </ol>
Rear Yard	None required, except adjacent to a residential district, where there shall be a 15-foot minimum setback.
Lot Area	20,000 square feet minimum.
Lot Width	<p>An average width of 100 feet minimum.</p> <p>However, a building may be erected on a lot which does not conform to this requirement if the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. The lot existed on the effective date of this ordinance,</li> <li>2. The minimum average lot width is not less than 35 feet,</li> <li>3. All required setbacks and lot area requirements are maintained,</li> <li>4. No adjacent, vacant lot exists to allow the creation of a conforming lot.</li> </ol>

Building Height	6 stories maximum
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**Section 4. Parking Requirements.**

1. Whenever structures are erected or structurally altered, parking spaces shall be provided on the same lot as the building in accordance with Chapter 7 of this Ordinance.

**Section 5. Performance Standards.**

1. Outside storage of non-saleable merchandise or other materials shall not be visible from the public right-of-way except.
2. Adequate area shall be provided on the lot for snow storage.
3. Parking areas shall be designed to minimize headlights shining into residential properties.
4. All uses shall be designed to be compatible with adjacent residential uses.
5. All utilities shall be placed underground, where feasible.

**Section 6. Architectural Standards.**

1. All sides of commercial buildings visible from the public right-of-way shall be architecturally treated to produce an aesthetically pleasing facade which is compatible with other buildings in the development. Exterior materials of commercial quality shall include wood, masonite, aluminum, steel, decorative concrete block, stucco, brick or other similar materials with an effective life of 25 years or greater.
2. The zoning administrator shall review and approve architectural design to assure compliance and compatibility with the requirements. Any appeals to these administrative decisions shall be taken to the Board of Adjustment.

**Section 7. Site Plan Requirements.**

See Chapter 5 of this Ordinance.

**Section 8. Parking Lot and Buffering Requirements.**

See Chapters 6 and 7 of this Ordinance.