

**1** Development in the O-P zone may be proposed as an:

**Office Park Planned Unit Development (OPPUD)**  
on one lot with one or more buildings and driveways and open areas to be maintained in common

**Office Park Subdivision (OPS)**  
with two or more lots intended for separate ownership

**2 O-P Zone Development Standards | Sections 14-230.11 and 14-230.13**

In either case, the applicant is required to submit a master plan under the O-P Zone provisions that:

1. Demonstrates a reasonably **unified design of the site**, including the architecture, the layout of the buildings, pedestrian and vehicular circulation, open space, drainage, and natural features
2. Includes a **landscape program**
3. Conforms to **restrictions on the location and ratios of impervious surfaces**
4. Includes **internal sidewalks** relating to **the topography and natural features** of the site
5. Includes **buffer areas** abutting residential zones uses and **screening for parking lots and driveways**
6. Includes efforts to **preserve natural features** including existing vegetation, flood plains, rock outcroppings, surface water bodies, drainage swales and courses, and wetlands;
7. Demonstrates that **additional traffic** generated by the project **can be reasonably accommodated** on existing public streets
8. Coordinates the **scale, texture, color, and massing of buildings**, with emphasis on the appearance of building facades from public streets, driveways, parking areas, and other nearby buildings
9. Identifies the **location and style of lighting and signage** and coordinate these with the building and landscaping design

**3 O-P Zone Dimensional Requirements**

Any project in the O-P is also subject to dimensional requirements:

Minimum lot size	1.5 acres
Minimum street frontage	100 feet
Minimum lot width	150 feet
Minimum front yard	50 feet
Minimum rear yard	50 feet
Minimum side yards	25 feet <i>except 40 feet if abutting residential zone)*</i>
Minimum structure height	55 feet*

\*See code for exceptions

**Subdivision Standards (if proposed as OPS) | Section 14-497**

If the master plan calls for a subdivision, the Planning Board must find that the subdivision:

1. Will not result in undue water or air pollution
2. Has sufficient water available
3. Will not cause unreasonable burden on an existing water supply
4. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water
5. Will not cause unreasonable highway or public road congestion or unsafe road conditions
6. Will provide for adequate sanitary waste and stormwater disposal and will not cause an unreasonable burden on municipal services
7. Will not cause an unreasonable burden on the ability of the city to dispose of solid waste
8. Will not adversely affect the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat, rare natural areas, or public rights to the shoreline
9. Is in conformance with the land development plan
10. Is supported by adequate financial and technical capacity
11. Will not adversely affect the quality or shoreline of adjacent waterbodies
12. Will not adversely affect the quality or quantity of groundwater
13. Will be constructed with the lowest floor at least one foot above the 100-year flood elevation

and meets the technical and design standards of the subdivision ordinance.

**4 Site Plan Standards | Section 14-526**

Under site plan review, the entire OPPUD site or, in the case of an OPS, each individual lot is assessed against:

1. **Transportation standards:** impact on surrounding street systems; site access and circulation; public transit access; parking; and transportation demand management
2. **Environmental quality standards:** preservation of significant natural resources; landscaping and landscaping preservation; and water quality, stormwater management, and erosion control
3. **Public infrastructure and community safety standards:** consistency with city master plans; public safety and fire prevention; availability and adequacy of public utilities
4. **Site design standards:** massing, ventilation, and wind impacts; shadow impacts; snow and ice loading; view corridor impacts; impacts to historic resources; exterior lighting; noise and vibrations; signage and wayfinding; zoning-related design standards

as well as technical standards of the city's *Technical Manual*.

**Traffic Movement Permit**

Any project generating over 100 trips is required to obtain a Traffic Movement Permit (TMP) under state law.

**NRPA Permits**

Any project disturbing over 15,000 SF of wetlands and any project in, on, or adjacent to a protected natural resource is required to obtain a NRPA permit.

**Site Location of Development**

Any project with over 3 acres of impervious surface is subject to review under the state's Site Location of Development law.