

ARTICLE 18

"O-2" OFFICE DISTRICT

PREAMBLE

This district has been established to provide for the location of office and institutional uses away from the concentrations of people and traffic in retail, wholesale and industrial areas in the community.

SECTION 1801 PRINCIPAL PERMITTED USES

- A. Art galleries, libraries and museums.
- B. Artist, sculptor and composer studios.
- C. Banks and financial institutions.
- D. Community Oriented Residential Social Service Facilities (In accordance with Article 51, Section 5102).
- E. Hospitals.
- F. Libraries and reading rooms.
- G. Medical and dental clinics.
- H. Medical research facilities.
- I. Nursery school or child care facility.
- J. Nursing homes, rest homes, and convalescent homes.
- K. Office buildings of any kind provided that no retail trade with the general public is carried on, and that no stock of goods is maintained for sale to customers.
- L. Places of Worship
- M. Radio and television broadcasting studios.
- N. Research and development laboratories.
- O. School and educational services.
- P. Veterinarians offices provided that:

1. Offices shall be housed in a completely enclosed and soundproof building.
2. Services will be on a strictly "out-patient basis" with no raising, breeding, and boarding of dogs or other small animals, except for the confinement of small animals under emergency treatment in facilities within the office.

SECTION 1802 ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

SECTION 1803 CONDITIONAL USES

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Retail and service uses such as restaurants, drug stores, barber and beauty shops, tobacconists, gift shops, but only:
 1. When located entirely within a building or structure containing primarily a principal use or uses permitted in this district.
 2. With access for the public provided only through the lobby.
- B. Halfway Houses (in accordance with Article 51 and Section 406.)
- C. Hotel and motel, which may have eating places #1 and #2, swimming pools, plus other customary incidental facilities.
- D. Rooming House
- E. Testing laboratories which are compatible with the other permitted uses.

F. Senior Citizen Apartments

SECTION 1804 DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standard for arrangement and development of land and building are required in the "O-2" Office District.

No structure shall exceed forty (40) feet in height.

1804.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed.

Lot Area	Lot Frontage	Front* Yard Depth	<u>Side Yard</u> Least Width	Rear Yard Depth
10,000 Sq. Ft.	80 ft.	25 ft.	10 ft.	30 ft.

Rooming house: Lot area requirement of six hundred (600) square feet per rental unit for a rooming unit.

Nursing homes, rest homes, and convalescent homes:
Four hundred (400) square feet per bed.

1804.03 MAXIMUM LOT COVERAGE

Fifty (50) percent of lot area.

1804.04 MAXIMUM FLOOR AREA RATIO

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*The front yard depth shall be measured from the established right-of-way lines as shown on the **Official Thoroughfare Plan for Montgomery County**.