

## ARTICLE 18

### “O-2” OFFICE RESIDENTIAL DISTRICT

#### PREAMBLE

This district has been established to provide for the location of office and institutional uses.

#### SECTION 1801

#### PRINCIPAL PERMITTED USES

- A. Art galleries, libraries and museums.
- B. Artist, sculptor and composer studios.
- C. Banks and financial institutions.
- D. Hospitals.
- E. Libraries and reading rooms.
- F. Medical and dental clinics.
- G. Medical research facilities.
- H. Nursing homes, rest homes, convalescent homes, and life care retirement centers.
- I. 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.
- J. Radio and television broadcasting studios.
- K. Research and development laboratories.
- L. School and education services.
- M. Veterinarians offices provided that:
  - 1. Offices shall be housed in a completely enclosed and sound proofed building.

2. Services will be on a strictly “outpatient 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.

N. Rooming houses.

O. Places of worship.

P. Publicly owned and operated buildings and facilities.

**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. Hotels and motels, which may have eating places No. 1 and No. 2, swimming pools, plus other customary incidental facilities.
- C. Testing laboratories which are compatible with the other permitted uses.

D. Foster Homes for Children, Foster Homes for Adults, Social Care Homes, Intermediate Care homes and Halfway Houses as defined in Article 2, Sub-section 203.04 and pursuant to the standards listed in Article 47 Community Oriented Residential Social Services Facilities.

**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.

**1805.01**

**HEIGHT REGULATIONS**

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

**1805.02**

**LOT AREA, FRONTAGE AND YARD REQUIREMENTS**

The following minimum requirements shall be observed.

<u>Lot Area</u>	<u>Lot Frontage</u>	<u>Front Yard Depth*</u>	<u>Side Yard Least Width</u>	<u>Rear Yard Depth</u>
12,000 sq. ft.	80 ft.	30 ft.	10 ft.	40 ft.

Rooming house: Six hundred (600) square feet per bed.

Nursing Homes,  
Rest homes and  
Convalescent homes: Four Hundred (400) square feet per bed plus 2500 square feet per individual dwelling unit.

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

**1804.03**

**MAXIMUM LOT COVERAGE**

Fifty (50) percent of lot area.

**1804.04**

**MAXIMUM FLOOR AREA RATIO**

0.5

