

ARTICLE 23

OIS OFFICE & INDUSTRIAL SALES/SERVICE DISTRICT

PREAMBLE The Office and Industrial Sales/Service zoning district designates areas for office and professional uses, along with light industrial uses and their support functions judged to minimally impact the surrounding physical and social environment.

SECTION 2301 PRINCIPAL PERMITTED USES

- A. Administrative offices of any kind, including public, semi-public, civic, religious and charitable organizations;
- B. Banks and financial institutions;
- C. Business offices, wholesaling, warehousing and distribution establishments, and related facilities, and industrial sales and service establishments where a stock of goods may be maintained on the premises for local or regional transport and sales to customers, provided that retail sales comprise no more than an incidental and minor part of the total business;
- D. Professional services, including, but not limited to, offices of physicians, surgeons, dentists, lawyers, accountants, architects, engineers, insurance and real estate agents and members of similar professions;
- E. Research and development offices;
- F. Medical clinics, hospitals and health spas; and
- G. Schools and educational services.

SECTION 2302 CONDITIONAL PERMITTED USES

- A. Agricultural implement sales, service, storage, and rental;
- B. Automobile, boat, motorcycle, recreational vehicle, and truck sales, service and rental;
- C. Commercial and business support services, including printing, compounding, assembly, treatment or fabricating establishments which may be characterized as light industry, such as tool and die manufacturing, electrical and electronic component production and assembly, surgical and medical equipment, small motor and machinery production and similar uses, provided all such uses are carried out within a completely enclosed structure and comply with the minimum performance standards specified by Article 38;
- D. Daycare and nursery facilities subordinate to a principal or conditional permitted use;
- E. Funeral homes and mortuaries;
- F. Township or government buildings;
- G. Personal wireless service facilities;
- H. Sit-down restaurants.

SECTION 2303 REQUIRED CONDITIONS

Conditional permitted uses referenced by Section 2302 above shall be considered by the Board of Zoning Appeals, and may be approved for zoning certificate issuance, upon proper application to, and approval from, the Board of Zoning Appeals in accordance with Article 4.

SECTION 2304 DEVELOPMENT STANDARDS

- A. Principal permitted uses shall be issued a zoning certificate in a OIS zoning district upon sufficient evidence, supplied by a duly authorized representative for the premises, that all activities are to be contained: a) within their own building, or b) as part of a larger building, the gross square footage of which shall equal at least fifteen hundred (1,500) square feet.
- B. In addition to the provisions of Chapters VIII and IX, the following development standards shall apply to all uses other than personal wireless service facilities:
- 2304.01 Height** – Structures with a minimum front-yard setback shall not exceed forty (40) feet in height. Structures shall be allowed to exceed forty feet in height by one foot for each two feet of front yard setback in excess of forty (40) feet, provided no structure shall exceed eighty (80) feet in height.
- 2304.02 Lot Area** – Minimum lot area shall be twenty thousand (20,000) square feet.
- 2304.03 Lot Frontage** – Minimum lot frontage shall be one hundred (100) feet.
- 2304.04 Front Yard Depth** – Minimum front yard depth, as measured from right of way boundaries established as optimal by the Official Thoroughfare Plan for Montgomery County, shall be thirty-five (35) feet for structures and ten (10) feet for off-street parking and drive areas.
- 2304.05 Side Yards** – Structures with heights not exceeding forty (40) feet shall have minimum side yards of ten (10) feet, unless adjacent to a residential or planned unit residential development, in which case the required side yard shall be twenty-five (25) feet. Structures exceeding forty (40) feet in height shall have side yards the greater of either the above or twice the building height.
- 2304.06 Rear Yard** – Structures with heights not exceeding forty (40) feet shall have minimum rear yards of not less than twenty-five (25) feet, unless adjacent to a residential or planned unit residential development, in which case the required rear yard shall be thirty-five (35) feet. Structures exceeding forty (40) feet in height shall have rear yards the greater of either the above or twice the building height.

2304.07 **Abutting Residential Zones** – If there is an abutting residential zone, a twenty-five (25) foot landscaped perimeter area shall be provided along common lot lines, in accordance with provisions in Article 50, unless a six foot masonry wall or opaque wooden fence separates parking areas from residential lot lines and such parking areas are used only for non-commercial vehicles. If commercial vehicles utilize space alongside a residential zoning district or planned unit residential development, a six foot masonry wall or opaque wooden fence shall be installed and properly maintained along common property lines, and a twenty-five (25) foot landscaped perimeter area shall be provided between the parking area enclosed and such wall or fencing.

SECTION 2304 REQUIRED OFF-STREET PARKING

Off-street parking shall be provided in accordance with the requirements specified in Chapter IX, Article 43.