

3.03.15. - O-2—General office district.

A. *Purpose and intent.*

1. The purpose of the O-2 general office district is to provide lands which are located on arterial and/or major collector streets and adjacent to general commercial districts and because of location are appropriate for integration of general office and supporting uses, thereby encouraging development of complementary land uses.
2. It is the intent of this section to establish standards which will promote high quality site development of office structures with their supporting and related uses, while limiting general commercial uses.

B. *Permitted principal uses and structures.* In the O-2 general office district, no premises shall be used except for the following uses and their customary accessory uses or structures:

1. Clinics—Medical and dental.
2. Day care centers.
3. Libraries, art galleries and museums.
4. Offices—Administrative, business and professional.
5. Pharmacies.
6. Private schools.
7. Studios—Art, dance and photography.
8. Other general office or related uses of a nature similar to those listed may be permitted upon determination by the planning board that such uses are appropriate in the O-2 district.

C. *Permitted special exceptions.*

1. Banks and savings and loan institutions.
2. Hospitals.
3. Nursing and convalescent homes.
4. Restaurants (excluding drive-thru service).
5. Specialty shops including but not limited to book, florist, gift and stationery.
6. Multifamily dwellings meeting the requirements of the R-3 district.
7. Single-family dwellings meeting the requirements of the R-1B district and provided the subject property is not located on an arterial roadway.

D. *Dimensional requirements.*

1. Minimum site size:
Area: Fifteen thousand (15,000) square feet.
Width: One hundred (100) feet.

2. Minimum perimeter setback requirements for structures:

Front yard: Thirty-five (35) feet.

Rear yard—Twenty-five (25) feet unless abutting any residentially classified property then thirty-five (35) feet.

Side yard: Fifteen (15) feet unless abutting any residentially classified property then thirty-five (35) feet.

Street side yard: Thirty (30) feet.

3. Maximum building height: Sixty-five (65) feet.

4. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty (30) percent.

5. Minimum pervious area: Thirty-five (35) percent.

E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of section 3.06.04 shall be constructed.

F. *Site development plan requirements.* A site development plan meeting the requirements of Appendix B is required. Lots or parcels less than five (5) acres require site plan review by the county technical review committee. Lots or parcels of five (5) acres or more require site plan approval by the planning board.

(Ord. No. 91-13, § 1, 12-16-91)