

ARTICLE 18

"O-2" OFFICE 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, and convalescent homes.
- 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 educational services.
- M. Veterinarians offices provided that:
 - 1. Offices shall be housed in a completely enclosed and soundproof 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. Adult Group Homes as defined in Section 201.04.

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.

1804.01 HEIGHT REGULATIONS

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

1804.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

- A. The following minimum requirements shall be observed:
 - 1. Lot Area – 10,000 sq ft
 - 2. Lot Frontage – 80 ft

3. Yard (minimum)

Front Yard Depth* - 25 ft

Side Yard Least Width – 10 ft

Rear Yard Depth – 30 ft

B. Rooming house: Six hundred (600) square feet per rooming unit.

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

*The front yard depth shall be measured from the established right-of-way lines as 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 – Calculated as total covered area on all floors of all buildings / area of the plot