

Chapter 296. Land Development

Part 3. Zoning

Article XIII. District Regulations

§ 296-128. O-2 Business Office District.

[Amended by Ord. No. 02-9; Ord. No. 06-31; Ord. No. 08-3]

- A. Purpose. It is the purpose of this zone to reserve appropriate areas for the use of large business and corporate offices and large light industrial and related uses when said uses can be adequately serviced by the sanitary sewer system. Within this zone, no lot, structure or accessory structure shall be used in whole or in part unless it complies with Schedules I and II **attached to this chapter**, other applicable sections of this chapter and the following regulations.
- B. Principal permitted uses.
- (1) Executive and administrative, general business and professional offices.
 - (2) Scientific and research laboratories.
 - (3) Commercial indoor recreation facilities.
 - (4) Any form of agriculture or horticulture, including commercial greenhouses as part of a farm and the sale of farm products.
 - (5) Motels and hotels.
 - (6) Light industrial uses in accordance with Subsection F.
 - (7) Houses of worship.
 - (8) Child-care centers.
- C. Permitted accessory uses.
- (1) Off-street parking, loading and unloading.
 - (2) Signs and fences.
 - (3) Facilities required for employees and visitors, such as cafeterias and recreational and medical facilities.
 - (4) Other uses and structures customarily incidental to a principal permitted use.
 - (5) Restaurants within motels and hotels.
- D. Conditional uses.
- (1) Public and private schools and day nurseries.

- (2) Public uses.
 - (3) Essential services.
 - (4) Farm stands.
 - (5) Clubs, lodges and fraternal organizations.
 - (6) Helistops.
- E. Buffer strips. All lots or parts of lots which are improved with a predominantly nonresidential use and whose side or rear lines are adjacent to a residential zone shall be screened from such residential zone by landscaped buffer strips or other such screening along said side or rear lines as may be approved by the Planning Board in accordance with § 296-177.
- F. Light industrial uses. Light industrial uses as permitted in the I-2 Zone, including I-2 Zone accessory uses, are permitted as follows:
- (1) Such uses shall be located on lots of 25 acres or greater.
 - (2) Minimum lot frontage: 500 feet.
 - (3) Primary vehicular access shall be directly onto a state highway. However, the Planning Board may waive this requirement when it is deemed necessary by the Planning Board for the use to have vehicular access to a state highway at an existing intersection which provides a full range of turning movements. Such alternate access to the state highway may be from a municipal or county road which intersects the state highway and which is suitably improved to handle the projected vehicular traffic of the use. The access point on the municipal or county road shall be within 1,500 feet of the intersection of the municipal or county road with the state highway.
 - (4) Structures shall be set back 100 feet from all property lines.
 - (5) Uses shall conform to the height and coverage regulations of the I-2 Zone.
 - (6) Outside storage shall be as permitted in the I-2 Zone, provided that the storage area is set back 100 feet from all property lines.
 - (7) Industrial parks shall not be permitted.