

ARTICLE 18. “O-2” OFFICE DISTRICT

Preamble. This district has been established to provide for the location of office and institutional uses away from the concentrations of people and traffic in retail, wholesale, and industrial areas in the community.

Section 18.1 Principal Permitted Uses.

A. Residential Uses

1. Dwelling, Secondary (Upper Floor)
2. Dwelling, Single-Family

B. Agriculture / Public & Semi-Public Uses

1. Agriculture, Large Scale
2. Community Garden
3. Government Facility, Office
4. Nature Preserve
5. Park / Playground

C. Commercial Uses

1. Daycare Center, Adult or Child
2. Financial Institution
3. Instructional Center
4. Massage Services, Therapeutic
5. Office
6. Personal Care Services
7. Veterinarian Office

Section 18.2 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 18.3 Conditional Uses.

The following Conditional Uses subject to approval in accordance with Section 4.6.

A. Agriculture / Public & Semi-Public Uses

1. Agriculture, Small Scale
2. Cemetery
3. Government Facility, Non-Office
4. Museum
5. Place of Worship
6. School (grades Pre-School through 12)

B. Industrial Uses

1. Research & Development

Section 18.4 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.

A. Height Regulations. No structure shall exceed forty 40 feet in height.

B. Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed.

Lot Area	Lot Frontage	Front Yard Depth*	Side Yards (Least/Total)	Rear Yard Depth
7,500 sq. ft.**	60 ft.	25 ft.	8 ft. / 20 ft.	40 ft.

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

C. Maximum Lot Coverage. 50% of lot area.

D. Maximum Floor Area Ratio. 0.5.