

Chapter 203. Zoning

PART 4.. NONRESIDENTIAL DISTRICTS

§ 4-2. Office Building District (OB)

4-2-1. **Purpose.** To provide areas within the Town devoted exclusively to offices by regulating the land area, bulk and spacing of uses, particularly at common boundaries and promoting the most desirable land use and traffic patterns in accordance with the objectives of the comprehensive plan.

4-2-2. Permitted and Special Uses.

A. Permitted Uses and Structures.

OB	Permitted	Special Use	Standards
OPEN USES			
No open uses allowed			
RESIDENTIAL USES			
Upper-story dwelling unit	✓		§ 6-2-6
PUBLIC AND CIVIC USES			
Day-care center	✓		§ 6-3-2
Minor utilities	✓		
Place of worship	✓		§ 6-3-3
Public utility service structure or facility		✓	§ 6-3-4
Public works construction yard [Added 12-7-2009 by L.L. No. 19-2009]		✓	§ 6-3-5
Telecommunication facility		✓	§ 6-7
COMMERCIAL			
Bank ^[1]	✓		§ 4-8-4
Office	✓		
Radio or television station [Added 4-12-2010 by L.L. No. 2-2010]	✓		
Recording studio [Added 4-12-2010 by L.L. No. 2-2010]	✓		

OB	Permitted	Special Use	Standards
Ground-mounted solar energy systems, Tier III [Added 12-11-2017 by L.L. No. 24-2017]		✓	§ 6-10
Training schools, such as technical, trade, vocational or business	✓		
INDUSTRIAL			
<i>No industrial uses allowed</i>			

[1] *Editor's Note: The entry for "contracting or construction services," which immediately followed this entry, was repealed 10-17-2022 by L.L. No. 19-2022.*

B. Dimensional Standards.

For parcels 30 acres in size or more as of (effective date), the Planned Unit Development Process is required. See § 6-9.

[Added 5-20-2013 by L.L. No. 8-2013; amended 11-3-2014 by L.L. No. 39-2014]

OB Principal & Accessory Use/Structure Dimensional Standards		Vehicle Use Area
Min. lot area	None	
Min. lot width	None	
Min. front yard		
Height of structure for first 35 ft.	20 ft	15 ft*
Height of structure for any portion of building above 35 ft.	30 ft	15 ft*
Min. rear yard (abutting residential**/nonresidential)		
Height of structure up to 30 ft	See § 2-5-4B(3)/15 ft	25 ft*/10 ft*
Height of structure 30 ft or more	See § 2-5-4B(3)/25 ft	25 ft*/10 ft*
Min. side yard (abutting residential**/nonresidential)		
Height of structure up to 30 ft	See § 2-5-4B(3)/15 ft	25 ft*/10 ft*
Height of structure 30 ft or more	See § 2-5-4B(3)/25 ft	25 ft*/10 ft*
Max. height	65 ft	
Max. building coverage	None	
Min. interior building separation	30 ft	

*	The entire area must be landscaped.
**	R-R, S-A, R-1, R-2, R-3, CR-3A, TR-3, R-4, MFR-4A, MFR-5, MFR-6, MFR-7, PRD, PDD, PRD, NCD ^[2]

[2] *Editor's Note: The diagram which immediately followed this table was repealed 2-8-2016 by L.L. No. 2-2016.*

4-2-3. Accessory Uses and Structures. (Office Building District)

[Amended 10-17-2022 by L.L. No. 19-2022]

A. **Permitted Accessory Uses and Structures.** The following accessory uses and structures incidental to any permitted principal use are allowed subject to the requirements of § 6-8, Accessory Uses or Part 7, General Development Standards.

OB Permitted Accessory Uses and Structures	Standards
Commercial recreation	§ 6-8-3
Employee lunchroom	
Landscaping	§ 7-2
Maintenance facility and air-conditioning, heating and ventilating equipment	
Off-street parking, loading, and stacking	§ 7-1
Restaurant without drive-through or outdoor dining	§ 6-8-10 [Amended 10-17-2022 by L.L. No. 19-2022]
Retail stores and services (may be manufactured or assembled on-premise)	§ 6-8-11
Solar energy systems [Added 12-11-2017 by L.L. No. 24-2017]	§ 6-10
Signs	§ 7-8
Small wind energy system [Added 8-17-2009 by L.L. No. 12-2009]	§ 6-8-14
Storage garage	
Uses engaged primarily in research and development activities, including:	§ 6-5-1
Research, experimental and developmental laboratories and facilities;	
Communication, navigation control, transmission and reception equipment;	
Controls equipment and guidance systems;	
Data processing equipment and systems;	
Audio components, radio and television equipment;	
Scientific and medical instruments;	
Microfilming and record preparation;	
Assembly, testing and calibration of components, devices, systems and equipment, such as but not limited to electronic, scientific, medical, optical, biochemical, chemical, metallurgical and pharmaceutical.	
Other uses and structures customarily incidental to the principal use	

B. **Dimensional Standards.** The dimensional standards for an accessory use or structure shall be the same as those for the principal use in § 4-2-2B.

4-2-4. General Development Standards.

- A. Interior side or rear yards separating parking, loading and stacking area from lot lines are not required for unified developments.
- B. Development in the OB district shall also comply with the requirements referenced in the table below.

OB General Development Standards	
Off-Street Parking, Loading and Stacking	§ 7-1
Landscaping, Buffers and Screening	§ 7-2

OB General Development Standards	
Site Lighting	§ 7-3
Outdoor Storage and Display	§ 7-4
Fences and Walls	§ 7-5
Access and Circulation	§ 7-6
Provisions for Flood Hazard Reduction	§ 7-7
Sign Regulations	§ 7-8
Performance Standards	§ 7-9
Bulk Storage of Combustible or Flammable Liquids	§ 7-10