

ARTICLE 28. "OSI" OFFICE/SERVICE/INDUSTRIAL PARK DISTRICT

Preamble. The intent of the "OSI 1" District is to provide for the development of office, service, research, and industrial types of activities, generally characterized by their low intensity and having little or no negative impact on the community and environment. This district is also intended to serve as a transitional zone between commercial and industrial districts, and to encourage redevelopment along major thoroughfares where higher intensity zoning is deemed inappropriate.

Section 28.1 Principal Permitted Uses.

1. Administrative offices, including public, semipublic, civic, religious, and charitable organizations.
2. Antiques.
3. Appliance sales and service.
4. Art galleries, libraries, and museums.
5. Art and school supplies.
6. Artist, sculptor, and composer studios.
7. Auction House.
8. Automobile Self Service Gas Station/Mini Market.
9. Automobile accessories.
10. Bakeries, retail.
11. Banks and financial institutions without drive in windows or drive-up automatic teller machines.
12. Barber and beauty schools.
13. Barber and beauty shops.
14. Bicycle sales, rental, repair.
15. Blueprinting, photo copying and photo finishing.
16. Book stores and card shops.

- 17.** Bowling alleys.
- 18.** Bridal consultants.
- 19.** Business machines, sales, and service.
- 20.** Business offices and industrial sales and service establishments where a stock of goods may be maintained on the premises for local or regional transport and sales to customers is permitted, provided that retail sales do not comprise a major portion of the total business.
- 21.** Camera and photo supplies.
- 22.** Candy and confectionery.
- 23.** Carpet and floor covering.
- 24.** Catering services.
- 25.** China, glassware.
- 26.** Cigarettes, cigars, tobacco.
- 27.** Clothing stores and shoes.
- 28.** Community center.
- 29.** Costume rental
- 30.** Dancing schools.
- 31.** Dairy products retail.
- 32.** Data processing centers.
- 33.** Delicatessen.
- 34.** Department stores.
- 35.** Draperies.
- 36.** Dressmaking, seamstress.
- 37.** Driver training schools.
- 38.** Drug stores.
- 39.** Dry cleaning and Laundromats (self service).
- 40.** Dry cleaning and laundry pick up stations.

- 41.** Equipment rental services (but not including automobiles, trucks, and trailers).
- 42.** Exercise & Weight Training Facilities.
- 43.** Exterminating services.
- 44.** Florists.
- 45.** Food stores.
- 46.** Frozen food lockers.
- 47.** Furniture and home furnishings.
- 48.** Furniture and upholstery repair.
- 49.** Gifts and novelties.
- 50.** Hardware.
- 51.** Heating, air conditioning, electrical and plumbing sales, and repair.
- 52.** Hobby shops.
- 53.** Hotels and motels.
- 54.** Hospitals.
- 55.** Indoor Tennis/Racquet Ball Clubs.
- 56.** Interior decorating shops.
- 57.** Lawn mower sales.
- 58.** Lawn mower service and repair.
- 59.** Leather goods, luggage.
- 60.** Libraries and reading rooms.
- 61.** Locksmiths.
- 62.** Mail order catalogue stores.
- 63.** Magazine distribution agency.
- 64.** Medical clinics and hospitals.
- 65.** Medical and dental clinics.

- 66.** Medical research facilities.
- 67.** Music, musical instruments.
- 68.** Newspaper substations.
- 69.** News stand.
- 70.** Nursing Home.
- 71.** Nursing homes, rest homes, and convalescent homes.
- 72.** Nursery school or childcare facility.
- 73.** 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.
- 74.** Office furniture and supplies.
- 75.** Optical goods.
- 76.** Paint, glass, and wallpaper.
- 77.** Party supply.
- 78.** Pet sales and supplies.
- 79.** Photo studios.
- 80.** Places of Worship.
- 81.** Professional services, including, but not limited to, offices of physicians, surgeons, dentists, lawyers, accountants, architects, engineers, insurance and real estate agents and member of similar professions.
- 82.** Radio and television sales and service.
- 83.** Radio and television broadcasting studios.
- 84.** Research and development offices, and prototype development.
- 85.** Restaurant, sit-down.
- 86.** Restaurant, carry-out.
- 87.** School and educational services.
- 88.** Show Repair.

- 89.** Sporting goods.
- 90.** Tailor shops.
- 91.** Taxidermists.
- 92.** Telegraph message centers.
- 93.** Tennis courts.
- 94.** Tent and awning sales and service.
- 95.** Trading stamp redemption stores.
- 96.** Travel bureaus and ticket offices.
- 97.** Variety stores.
- 98.** Veterinarian's offices provided that:
 - a.** Offices shall be housed in a completely enclosed and soundproof building.
 - b.** 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.
- 99.** Watch, clock and jewelry sales and service.
- 100.** Wig shops.
- 101.** Window cleaning services

Section 28.2 Accessory Uses.

Accessory uses, buildings or other structures normally associated with and incidental to any listed permitted or conditionally permitted use.

Section 28.3 Conditional Uses.

The following Conditional Uses subject to approval in accordance with Article 4.

- A.** Distribution centers.
- B.** Fabrication of light sheet metal products.

- C. Manufacturing, assembly, and fabricating establishments characterized as light industrial, such as tool and dye manufacturing, electrical and electronic component production and assembly, small motor and machinery production surgical and medical equipment manufacturing and distribution and similar uses.
- D. Printing and binary.
- E. Self-service storage facilities.

Section 28.4 Minimum Performance Standards.

In addition to other applicable requirements contained in this Zoning Resolution, the following standards shall apply to all uses within the "OSI-1" district:

- A. **Outdoor Storage.** Except as hereinafter specified, all outdoor storage shall be prohibited.
- B. **Business Activity Enclosed.** All business activity shall be conducted wholly within a completely enclosed building.
- C. **Exterior Building Materials.** The exterior building wall face oriented towards the front lot line shall be a constructed with a minimum of 50% decorative brick or block, stone, wood/vinyl siding or similar building materials. No more than 50% of the exterior building wall face oriented towards the front lot line shall be constructed with a metal sheeting or similar building materials.
- D. **Storage of Flammable Materials.** The outdoor storage of flammable liquids, or of materials that produce flammable or explosive vapors or gases may be permitted when such storage is directly related to a permitted or conditionally permitted use, and when such storage meets all applicable state and local regulations governing such storage.
- E. **Storm Water Control.** All uses within the "OSI 1" district shall be provided adequate drainage facilities and a storm water runoff control plan that meets the design requirements of the Montgomery County Engineer's Office.
- F. **Lighting.** Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
- G. **Residential Uses Prohibited.** No building or structure shall be used for residential purposes, except that a watchman or custodian may reside on the premises.

- H. Screening.** Where any required yard abuts a residential district and is not separated from the residential district by a dedicated street, there shall be a permanently maintained 25-foot buffer located along the abutting lot lines. Within the buffer shall be located a screen of sufficient density or opaqueness to obstruct the view of the structures or activities within the nonresidential district.
- 1. Types of Screening Permitted.** Screening may be one of the following or a combination of two or more:
 - a. Solid masonry wall.
 - b. Decorative fence, excluding chain link with slats.
 - c. Dense evergreen plantings.
 - d. Landscaped mounding with ground cover.
 - 2. Height of Screening.** At the time of placement, all screening material shall be a minimum of six feet in height.
 - 3. Required Ground Cover.** The space between any screening, the adjoining property line and the perimeter of the buffer zone shall be landscaped with appropriate ground cover.
 - 4. Maintenance, Repair and/or Replacement of Screening.** All screening shall be maintained in good condition and free of all advertising or other signs and repaired and replaced as needed to maintain the integrity of the screen as originally designed.
- I. Required Off-Street Loading and Parking.** Off-street loading and parking shall be provided in accordance with the requirements specified in Article 39 "Off-Street Loading Regulations" and Article 40 "Off-Street Parking Requirements."

Section 28.5 Development Standards.

In addition to other provisions of this Zoning Resolution, the following standards for arrangement of land, buildings and/or structures shall be applicable to all uses within the "OSI-1" Office/Service/Industrial Park District.

- A. Maximum Height Limitation.** No structure shall exceed 40 feet in height.
- B. Minimum Lot Area.** The minimum zoning lot shall be 20,000 square feet.
- C. Minimum Lot Width.** The minimum zoning lot width shall be 100 feet.
- D. Minimum Yard Setbacks.**

- 1. Front Yard.** There shall be a minimum setback of not less than 25 feet. The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.
 - 2. Side Yards.** There shall be a minimum side yard of not less than ten feet; except when adjacent to any residential district the minimum side yard shall be 25 feet with screening as provided for in Section 28.4(H).
 - 3. Rear Yard.** There shall be no minimum rear yard requirement; except when adjacent to a residential district the minimum rear yard setback shall be 25 feet with screening as provided for in Section 2804(H).
- E. Maximum Lot Coverage.** The maximum lot coverage, exclusive of parking lots and storm water detention/retention systems, shall be 50%.
- F. Maximum Floor Area Ratio.** 0.5.

ARTICLE 29. "OSI-2" OFFICE/SERVICE/INDUSTRIAL PARK DISTRICT

Preamble. The intent of the "OSI-2" District is to provide for the development of a broader range of office, service, research, and industrial types of activities, generally characterized as more intensive than those uses in the "OSI-1" District, where diversity in product, operational technique and size may have a greater impact on the environment than those uses permitted in the "OSI-1" District.

Section 29.1 Principal Permitted Uses.

1. Any use permitted in Section 2801 of the Office/Service/Industrial Park "OSI-1" District.
2. Distribution Centers.
3. Electrical component manufacturing and supply company.
4. Fabrication of light sheet metal products.
5. Machine Shops, and Tool and Dye Shops.
6. Manufacturing of medical, dental, optical, and similar precision instruments.
7. Manufacture and sale of precision industrial machines comprised primarily of welding, machining, assembly, and office operations.
8. Manufacturing, assembly, and fabricating establishments characterized as light industrial, such as tool and dye manufacturing, electrical and electronic component production and assembly, small motor and machinery production surgical and medical equipment manufacturing and distribution and similar uses.
9. Printing and binary.
10. Research and development office, laboratories, and production.
11. Sign manufacturing.
12. Warehouses, when associated with a permitted use.

Section 29.2 Accessory Uses.

Accessory uses, buildings or other structures normally associated with and incidental to any listed permitted or conditionally permitted use.

Section 29.3 Conditional Uses.

The following Conditional Uses subject to approval in accordance with Article 4.

- A.** Banks and financial institutions, with drive in windows or drive in automatic teller machines.
- B.** Hotels and motels
- C.** Outdoor Storage, when associated with a principal or conditionally permitted use.
- D.** Restaurants
- E.** Self-service storage facilities.
- F.** Schools and educational services.
- G.** Truck and Motor Freight Terminals.
- H.** Veterinarian's offices and hospitals, provided no raising, breeding, and boarding of animals shall be permitted.
- I.** Warehouses, when not associated with a principal permitted use.

Section 29.4 Minimum Performance Standards

In addition to other applicable requirements contained in this Zoning Resolution, the following standards shall apply to all uses within the "OSI-2" district:

- A. Outdoor Storage:** Within the "OSI-2" District, outdoor storage may be conditionally permitted by the Board of Zoning Appeals when the Board finds:
 - 1.** The outdoor storage area is associated with and is an integral part of a permitted or conditionally permitted use.
 - 2.** The outdoor storage area shall not exceed a maximum of ten percent of the lot area.
 - 3.** The items in the outdoor storage area shall be limited to products awaiting transit, excess inventory, stock for processing and similar material. Scrap, junk, and discarded combustible and noncombustible material shall not be maintained in any outdoor storage area.

4. The outdoor storage shall be located behind the principal or accessory building and shall be screened from view of adjacent properties and public right-of-ways as specified in Section 29.4(H) (Screening).
- B. Business Activity Enclosed.** All business activity shall be conducted wholly within a completely enclosed building.
 - C. Exterior Building Materials.** The exterior building wall face oriented towards the front lot line shall be constructed with a minimum of 50% decorative brick or block, stone, wood/vinyl siding or similar building materials. No more than 50% of the exterior building wall face oriented towards the front lot line shall be constructed with a metal sheeting or similar building materials.
 - D. Storage of Flammable Materials.** The outdoor storage of flammable liquids, or of materials that produce flammable or explosive vapors or gases may be permitted when such storage is directly related to a permitted or conditionally permitted use, and when such storage meets all applicable state and local regulations governing such storage.
 - E. Storm Water Control.** All uses within the OSI-2 district shall be provided adequate drainage facilities and a storm water runoff control plan that meets the design requirements of the Montgomery County Engineer's Office.
 - F. Lighting.** Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
 - G. Residential Uses Prohibited.** No building or structure shall be used for residential purposes, except that a watchman or custodian may reside on the premises.
 - H. Screening.** Where any required yard abuts a residential district and is not separated from the residential district by a dedicated street, there shall be a permanently maintained 25-foot buffer located along the abutting lot lines. Within the buffer shall be located a screen of sufficient density or opaqueness to obstruct the view of the structures or activities within the nonresidential district.
 1. **Types of Screening Permitted.** Screening may be one of the following or a combination of two or more:
 - a. Solid masonry wall.
 - b. Decorative fence, excluding chain link with slats.
 - c. Dense evergreen plantings.
 - d. Landscaped mounding with ground cover.

- 2. Height of Screening.** At the time of placement, all screening material shall be a minimum of six feet in height.
 - 3. Required Ground Cover.** The space between any screening, the adjoining property line and the perimeter of the buffer zone shall be landscaped with appropriate ground cover.
- I. Maintenance, Repair and/or Replacement of Screening.** All screening shall be maintained in good condition and free of all advertising or other signs and repaired and replaced as needed to maintain the integrity of the screen as originally designed.
 - J. Required Off-Street Loading and Parking.** Off-street loading and parking shall be provided in accordance with the requirements specified in Article 39 "Off-Street Loading Regulations" and Article 40 "Off-Street Parking Requirements."

Section 29.5 Development Standards

In addition to other provisions of this Zoning Resolution, the following standards for arrangement of land, buildings and/or structures shall be applicable to all uses within the "OSI-2" Office/Service/Industrial Park District.

- A. Maximum Height Limitation.** No structure shall exceed 40 feet in height.
- B. Minimum Lot Area.** The minimum zoning lot shall be 20,000 square feet.
- C. Minimum Lot Width.** The minimum zoning lot width shall be 100 feet.
- D. Minimum Yard Setbacks.**
 - 1. Front Yard.** There shall be a minimum setback of not less than 25 feet. The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.
 - 2. Side Yards.** There shall be a minimum side yard of not less than ten feet; except when adjacent to any residential district the minimum side yard shall be 25 feet with screening as provided for in Section 28.4(H).
 - 3. Rear Yard.** here shall be no minimum rear yard requirement; except when adjacent to a residential district the minimum rear yard setback shall be 25 feet with screening as provided for in Section 2804(H).
- E. Maximum Lot Coverage.** The maximum lot coverage, exclusive of parking lots and storm water detention/retention systems, shall be 50%.
- F. Maximum Floor Area.** 0.5.