

§ 203-44. Permitted and conditional uses.

In an Office and Office Park BE-1 District, no building or premises shall be used, and no building or part thereof shall be erected or altered, which is arranged, intended or designed to be used, in whole or in part, for any use except the following:

- A. Permitted uses shall be as set forth below and subject to the requirements specified below and elsewhere in these regulations, including the administrative review mechanism, and site plan approval in accordance with Chapter 217, Article III, of these regulations:
 - (1) Office buildings for business, professional and medical use, such as attorneys, accountants, architects, engineers, dentists and doctors, including all medical specialists, psychiatrists, psychologists, therapists, chiropractors, banks, insurance agents and real estate brokers.
 - (2) Accessory uses shall be limited to the following: those uses which are substantially incidental to the primary office use, and not open to the general public, which support the daily operation of the primary office use, and limited to barbershops, beauty shops, cafeterias, pharmacies, newsstands, dry-cleaning pickup, travel agencies, quick-copy services and child-care facilities. The Planning Board shall determine if the proposed accessory use is appropriate considering the location, scale and internal access through the site plan review process. No external signage or advertising shall be permitted for any accessory use.

- B. Conditional uses shall be permitted as follows, subject to approval by the Planning Board in accordance with Chapter 217, Article II, of these regulations, and subject to the requirements specified below and elsewhere in these regulations, including site plan approval in accordance with Chapter 217, Article III, of these regulations:
 - (1) Nursing and convalescent homes and other facilities related to medical care.
 - (2) Cultural facilities. **[Amended 8-13-2014 by L.L. No. 6-2014]**
 - (3) Public utilities structures and government buildings for any municipal use.
 - (4) Day-care centers which are open to the general public.