

ARTICLE III

DISTRICT USE REGULATIONS

SECTION 3.5

OD: OFFICE DISTRICT

Various Changes

3.5.1 Permitted Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Office Districts.

3.5.1.1 Any building or use permitted in One-Family Residential Districts, Section 3.1 herein, with the exception of 3.1.6 Planned Elderly Community.

3.5.1.2 Subject to Site Plan Approval in accordance with Section 3.5.1.5 and ARTICLE VII herein, offices for executive, professional or administrative purposes.

3.5.1.3 Subject to Site Plan Approval in accordance with Section 3.5.1.5 and ARTICLE VII, herein, computer centers housing data processing, accounting or similar types of equipment or business machines and related facilities, equipment, and machines.

3.5.1.4 Subject to Site Plan Approval in accordance with Section 3.5.1.5 and ARTICLE VII, herein, motels, hotels, or extended stay hotels.

3.5.1.5 Use Conditions: All of the above Permitted Uses shall be subject to the following conditions and safeguards:

(1) **Site Plan Requirements:** A detailed landscaping plan shall be required showing all grading, drainage, fences, walls, shrub and tree plantings and other landscaping features. Landscaping shall be in accordance with Article V, Section 5.14. The provisions of this Section notwithstanding, Article V, Sections 5.14.5 and 5.14.6(4)(5)(6)(8) shall not apply to site plans with a principal use as a warehouse pursuant to Section 3.5.2.2 herein.

(2) **Exterior Lighting:** Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.

(3) **Street Access:** No office use shall be approved by the Board unless the lot has suitable access to an adequate collector or arterial street.

(4) **Utilities:** No office use shall be approved by the Board unless the building is:

(a) Served by an adequate public sanitary sewerage system, community subsurface sewage disposal system, or private, individual sewage disposal facilities approved by the Director of Public Health; and

(b) Supplied with water from an adequate public water supply, community water supply, or private individual wells and approved by the Director of Public Health.

3.5.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses, subject to Special Permit and Site Plan Approval in accordance with Section 3.5.1.5 and ARTICLE VII, herein.

3.5.2.1 Any building or use as provided and regulated in One-Family Residential Districts, Section 3.1.2, herein with the exception of 3.1.6 Planned Elderly Community.

3.5.2.2. Warehouse use for parcels that meet the following criteria as of the effective date of this Regulation:

- (1) The parcel shall have an existing office building; and
- (2) The parcel shall be located within One Thousand Five Hundred (1,500) feet of an access ramp to or from the Interstate 95 road system, as measured from a parcel property line to an access ramp; and
- (3) The parcel shall consist of at least nine (9) acres.

3.5.2.3 Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited, may be permitted by the Board by Special Exception in accordance with Section 7.3.

3.5.4 Lot and Building Requirements: Buildings and uses shall comply with all lot and building requirements set forth hereinafter.

3.5.4.1 Minimum Lot Requirements:

- (1) Lot Area: 2 acres
- (2) Lot Width: 180 feet
- (3) Lot Depth: 180 feet

3.5.4.2 Minimum Yard and Open Space Requirements:

- (1) Principal Uses:
 - (a) Front Yard: 50 feet. Parking area shall be allowed in Front Yard for warehouse use pursuant to Section 3.5.2.2.
 - (b) Side Yard: 25 feet or 50 feet contiguous to any Residential District. Parking area shall be allowed in Side Yard for warehouse use pursuant to Section 3.5.2.2.
 - (c) Rear Yard: 50 feet. Parking area shall be allowed in Rear Yard for warehouse use pursuant to Section 3.5.2.2.
- (2) Accessory Uses: Front, side, and rear yards for all accessory uses, exclusive of signs, shall not be less than the principal use yard requirements.
- (3) Open Space: At least 50 percent of the actual lot area shall be suitably landscaped and/or left in its natural state in accordance with Article V, Section 5.14, except that the minimum open space required for warehouse use pursuant to Section 3.5.2.2, shall be Thirty (30) percent, and shall not be required to comply with Article V, Section 5.14.
- (4) Parking: For principal use as warehouse pursuant to Section 3.5.2.2, the minimum parking requirement shall be one (1) space for every one thousand (1000) square feet.

3.5.4.3 Building Requirements:

(1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood. This Section shall not apply to buildings with a principal use as a warehouse pursuant to Section 3.5.2.2 herein.

(2) Length: No building shall exceed 160 feet in its greatest dimension, unless physical site conditions make this requirement impractical or unreasonable, as determined by the Board. Provisions of this Section notwithstanding, for buildings with a principal use as a warehouse pursuant to Section 3.5.2.2 herein, the maximum building dimension shall not exceed seven hundred and twenty-five (725) feet.

(3) Height: No building or structure shall exceed 35 feet in height. Provisions of this Section notwithstanding, for buildings with a principal use as a warehouse pursuant to Section 3.5.2.2 herein, the maximum building height shall not exceed Fifty-five (55) feet.

(4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-half the sum of the heights of the affected buildings.

(5) Floor Area Ratio: A maximum of 0.3 FAR, exclusive of accessory parking garages and structures. Provisions of this Section notwithstanding, for buildings with a principal use as a warehouse pursuant to Section 3.5.2.2 herein, the maximum FAR shall not exceed 0.4.

3.5.5 Prohibited Uses: Any building or use prohibited in One-Family Residential Districts, Section 3.1.5, herein. The provisions of this Section notwithstanding, buildings with a principal use as a warehouse pursuant to Section 3.5.2.2 are allowed by Special Permit.

3.5.5.1 No merchandise, material, or supplies or other products shall be manufactured, fabricated, processed or assembled on the premises of any office or computer center.

3.5.5.2 No land shall be subdivided for residential purposes.

Effective December 29, 2023