

## Office and Industrial District (OI)

The Office and Institutional District is established to provide for business and professional office service occupations and light commercial uses. Because the office and institutional uses are subject to the public view, developers and operators of offices and businesses should provide an appropriate appearance, parking and design of entrances and exits to offices and businesses in a manner to minimize the traffic congestion.

### AREA, YARD AND HEIGHT REQUIREMENTS:

	Lot Area in SF	Lot Width	Front Yard Setback	Side Yard	Rear Yard	Max Height
Commercial/ Prof. Office	N/A	75'	25' (d)(m)	8' (a)(m)	20' (e)(h)(m)	50'

- (a) Corner lot adds five (5') feet on street side.
- (d) Front yard shall also be landscaped in grass and ornamental shrubs and trees.
- (e) Detached accessory structures may be placed no closer than five (5') feet from the rear lot line.
- (h) In all zoned districts, where a swimming pool is an approved accessory to a primary residence or other structure, there shall be provided around the perimeter, an enclosed fence with a minimum height of four (4') feet, with all gates provided being self closing and all vertical or horizontal openings being no more than four (4") inches, which would deter and/or prevent the accidental or unauthorized use of said swimming pool. Fences, which enclose the rear yard of the property, shall be approvable if they totally secure that area in and around the swimming pool structure.
- (m) The front, rear, and side yard for any non-residential building shall not be less than required by the Table in this Article. However; where a non-residential building, other than a hotel or motel which is subject to note (1) is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building facade. Facades shall be designated on each building so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks,) and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below:

<u>Number of Stories/Height</u>	<u>Altitude Factor</u>
2 or more than 25 feet	0.3
3 or more than 35 feet	0.4
4 or more than 40 feet	0.5

(One story buildings 25' or less in height shall provide the minimum yards as required by the Table in this Article)

The isosceles triangle thus established shall not extend across any property line on to land zoned Residential. The isosceles triangle may extend into public right-of-way zoned residential but shall not extend across public right-of-way on to and zoned residential.

## **PERMITTED AND SPECIAL USES (SU):**

### **Residential Uses**

bed and breakfast inns  
family care home (5 or less)  
family day-care home (5 or less)  
planned unit developments (SU)

### **Recreational Uses**

associations or organizations;  
    social & fraternal, clubs, lodges  
dance studios & schools, including  
    aerobics  
martial arts instructional schools  
physical fitness centers  
public parks  
recreation facilities, public  
recreation facility, private:  
    including country clubs, private  
    neighborhood parks & multi-family  
    recreation areas where the principal  
    use is permitted in the zoning district  
swim & tennis clubs

### **Educational & Institutional Uses**

ambulance services  
cemetery (SU)  
churches, synagogues & other  
    associated activities  
colleges or universities  
day care centers,  
    (6 or more)  
governmental offices  
    & facilities  
hospitals, public & private  
libraries  
museums or art galleries  
nursing & convalescent homes  
    congregate & group care  
orphanages  
philanthropic institutions  
schools, including public schools &  
    private schools, having a curriculum  
    similar to those given in public schools  
schools, specialty training, such as  
    cosmetology, vocation or trade  
    services, not elsewhere classified,  
    where no retail, wholesale, or repair  
    is conducted

### **Business, Professional &**

#### **Personal Services**

accounting, auditing, or bookkeeping  
administrative or management services  
advertising agencies or representatives  
agencies & offices rendering specialized  
    services not involving retail trade such  
    as real estate, insurance, advertising,  
    architecture, engineering, & accounting  
    and not listed elsewhere  
animal clinics & hospitals; including totally  
    enclosed kennels operated in  
    connection with animal clinics or  
    hospitals  
automobile parking lots & facilities for  
    permitted uses in the district  
automobile parking (commercial)  
chiropractors' offices  
clothing alterations or repairs  
computer services  
contractors' offices (no storage)  
dental offices & laboratories  
doctors' offices & laboratories  
employment agencies, personnel agencies  
engineering, architectural, surveying services  
finance or loan offices  
fraternal organizations  
insurance agencies  
internal service facilities,  
    incidental to permitted uses,  
    including cafeterias, day care  
    facilities, snack bars, pharmacies,  
    optical stores & similar retail  
    activities when conducted solely  
    for use of employees, patrons, or  
    occasional visitors; provided, such  
    activities are within the principal  
    building & advertising for it is not  
    permitted beyond the premises  
investment houses  
interior decorator  
law offices  
medical, dental or related offices  
medical or dental laboratories  
mini-warehouses  
mortgage brokers  
office, not classified elsewhere (no retail)  
optometrists & ophthalmologists

photography studio  
psychologists' offices  
real estate offices  
rehabilitation or counseling services  
signs as regulated by Article IX  
stock, security or commodity brokers  
structures & uses clearly incidental to a  
permitted use  
travel agencies  
utility company offices  
vocational, business, secretarial schools

**Retail Trade**

art studios & galleries

**Public Works Etc.**

electric transmission distribution poles,  
towers supporting cable, lines &  
related appurtenances  
governmental public works facilities,  
utilities, infrastructure & appurtenances  
natural gas distribution lines & related  
appurtenances  
sewage collection lines, pump stations  
& appurtenances  
sewage treatment plants, non-  
government public (SU)  
telephone & television cable poles,  
towers supporting cable, lines &  
related appurtenances  
water distribution lines, booster pumps,  
storage facilities & appurtenances  
water treatment plants, non-government  
public (SU)  
wireless telecommunications towers &  
facilities (SU)

**Miscellaneous**

temporary structures associated with  
permitted uses such as mobile  
classrooms, temporary facilities while  
construction is underway, and similar  
temporary situations for a period  
not exceeding one (1) year. The Board  
of Adjustment may permit, as a special  
exception, an extension of such permit  
beyond the one (1) year time period where  
the Board finds after due notice and public  
hearing that extenuating circumstances  
for the particular situation merits  
extension of the temporary permit.  
yard sales - limited to 2 two-day events  
per year