Chapter 19. Land Use

Article 5. Zone Regulations

19-5.20. OB-3 OFFICE BUILDING DISTRICT.


[Ord. No. 2-77, § 19-5.2001; Ord. No. 28-86, § 1]
This zone is designed for the use of office buildings for professional business occupancy, hospitals, nursing homes, health care and senior citizen facilities, and such other uses which provide related supporting services. Retail sales are prohibited except pharmacies or other such businesses which provide medical goods or services and are located within a medical office building. No outside signs advertising said supporting uses shall be permitted in this zone.


[Ord. No. 2-77, § 19-5.2002]
Any use other than those listed in Subsection 19-5.2001 is prohibited.


[Ord. No. 2-77, § 19-5.2003; Ord. No. 28-81, § 8]
In the OB-3 Office Building District, the following requirements shall be complied with:

a. Height. No building shall exceed a height of four stories provided the building is not higher than 48 feet.

b. Front yard. There shall be a front yard setback of 25 feet. Off-street parking is not permitted in the front yard.

c. Side yard. There shall be two side yards and each side yard shall be at least 1/2 the height of the building except that no side yard shall be less than 10 feet. Off-street parking as regulated in Section 19-5.8 is permitted provided no parking area is closer than 10 feet to any property line, nor five feet to any building.

d. Rear yard. There shall be a rear yard of at least 50 feet unobstructed by buildings or other permanent structures, provided a fence may be permitted. Off-street parking as regulated in Section 19-5.8 is permitted in the rear yard provided no parking area or access drive is closer than 10 feet to any property line, nor five feet to any building.

e.
Lot area. Each lot in the OB-3 Office Building District shall contain a minimum lot area of at least two acres and shall have a lot frontage at the front street property line of at least 200 feet.

f. Maximum floor area ratio. The gross floor area of all floors of all buildings shall not exceed 25% of the total lot area.

g. Landscaping. Those portions of all yards that are not used for off-street parking shall be planted and regularly maintained as approved by the Planning Board.

h. Nuisances. No noise, smoke, fumes, glare, vibrations or odors shall be emitted from any structure or accessory use of the property.

i. Special boundary line buffer area. Where a building in the OB-3 Zone abuts a residential zone boundary line, buildings shall be set back 50 feet and off-street parking and access drives shall be set back 20 feet to establish a buffer area as defined herein. Said buffer area shall be suitably landscaped as approved by the Planning Board.

Before the issuance of a building permit for any use within this zone, the Planning Board shall review and approve a site development plan of the proposed use and shall ascertain that all requirements of this article are complied with.


[Ord. No. 3-99, § 2]
Permitted accessory uses are established as follows:

a. The installation of telecommunications antennas on existing structures subject to minor site plan approval pursuant to Subsection 19-4.1405A, and consistent with visual compatibility requirements of Subsection 19-5.727 of this chapter.


[Ord. No. 3-99, § 2]
Permitted conditional uses are established as follows:

a. Wireless communications towers in compliance with Subsection 19-5.72722, 3 and 4 and Subsection 19-5.1009 of this chapter.