

- (ii) Business machine sales and rentals
- (iii) Drug and surgical stores
- (iv) Restaurants and bars (including those which provide entertainment)
- (v) Telegraph offices
- (10) Scientific research establishments (non-manufacturing)
- (11) Signs, in accordance with the provisions of Article VIII
- (12) Spa and health centers
- (13) Technical centers
- (14) Theatres (indoor), and cultural centers

(b) The following uses shall be permitted in C2 Commercial Office Districts in accordance with the conditions hereinafter set forth (in addition to the other provisions of this Heading):

(1) Apartments and hotels (only when undertaken in conjunction with a commercial development).

(2) Apartments shall not exceed a density of twenty-two (22) dwelling units per acre (provided not less than fifty percent (50%) of the structure's floor area is devoted to office uses).

(3) Private clubs and service organizations, provided:

(i) Such facilities shall not exceed one percent (1%) of the total floor area of the structure in which they are housed; and

(ii) Such facilities shall not be located on the same floor as an office or dwelling unit; and

(iii) Such facilities shall be located adjacent to other non-office or non-residential uses permitted within the complex.

Section 13-312.2—Special Exceptions

Subject to the provisions of Article X, the following special exceptions shall be permitted in a C2 Commercial Office District:

(1) All uses in conjunction with alcoholic beverage licenses.

(2) Transit stations.

(3) Public utilities and uses.

Section 13-312.3—Area Requirements

(a) Each main structure (including its accessory structures) shall be located on a lot having an area of not less than twenty thousand (20,000) square feet.

(b) Not more than eighty percent (80%) of the net area of the lot may be covered by buildings (including off-street parking).

(c) Each lot shall have a depth of not less than one hundred feet (100').

Section 13-312.4—Yards

No front or side yards are required, but each lot shall have a rear yard measuring not less than twenty-five feet (25') in depth, which shall be accessible by a fifteen foot (15') unobstructed right-of-way.