

Section 10-251. OR-1 Office Residential District.

The following applies to the OR-1 Office Residential District:

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
<p>The OR-1 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to one another. The provisions of the OR-1 district are intended to provide the district with a residential character to further encourage this mixing of uses at a compatible scale. A variety of housing types, compatible non-retail activities of moderate intensity and certain community facilities related to office or residential facilities (recreational, community services, and light infrastructure) may be permitted in the OR-1 district. The regulations of these districts are not intended to displace viable residential areas. The maximum gross density allowed for new residential development in the OR-1 district is 8 dwelling units per acre.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<ul style="list-style-type: none"> (1) Bed and breakfast inns up to a maximum of 6 rooms. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. (4) Day care centers. (5) Medical and dental offices and services, laboratories, and clinics. (6) Non-medical offices and services, including business and government offices and services. 	<ul style="list-style-type: none"> (7) Nursing homes and other residential care facilities. (8) Passive and active recreational facilities. (9) Personal services. (10) Single-family attached dwellings. (11) Single-family detached dwellings. (12) Studios for photography, music, art, dance, drama, and voice. (13) Two-family dwellings. (14) Veterinary services, including veterinary hospitals. 	<ul style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	15 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
Any Permitted Principal Non-Residential Use	6,000 square feet	50 feet	100 feet	15 feet	same as single-family above	25 feet	10 feet	10,000 square feet of gross building floor area per acre (does not apply to a conversion of an existing structure) or 12,500 square feet of gross building floor area per acre if the project is a mixed use development.	3 stories

7. Off-Street Parking Requirements: Off-street parking facilities associated with permitted principal non-residential uses in the OR-1 zoning districts must comply with the following requirements except that conversions of existing structures (from one land use to another land use) and expansions of existing structures up to 50 percent of the size of the existing structure are exempt from the off-street parking requirements set forth in this subsection, provided there are no more than 4 new off-street parking spaces associated with the conversion or expansion including handicapped accessible parking space(s) and the surface of the new off-street parking is gravel or other paver block material. In addition, off-street parking spaces for conversions of existing structures (from one land use to another land use) and expansions of existing structures up to 50 percent of the size of the existing structures that are stacked behind one another on an existing paved driveway may count towards the meeting of the off-street parking requirements, provided these spaces do not back directly into a public right of way.

- a. Parking Setbacks: Side-Corner: 20 feet
Rear and Side-Interior: 10 feet
- b. Driveway Setbacks: Side-Corner: 10 feet (none if driveway is shared)
Rear and Side-Interior: 4 feet (none if driveway is shared)

DEVELOPMENT STANDARDS

- c. Off-street parking may not be placed in a front yard between a building and the street.
- d. The parking or driveway separation from the building is 4 feet.
- e. All off-street parking spaces behind a building shall be screened from the required front yard and side corner lot areas by evergreen landscaping at least 4 feet in height.
- f. Parking spaces shall be screened from rear and interior side property lines by a combination of a 6 foot high opaque fence or wall and landscape plant material.
- g. Driveways connecting to a public street shall be the narrowest possible width to ensure appropriate safety standards, as determined by the City Traffic Engineer.

8. Lighting Standards: Night time lighting shall not exceed 0.5 vertical surface foot candle measured at the property line 6 feet above grade. Lighting standards shall not exceed 12 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.