

## **ARTICLE 11 OR-1 OFFICE/RESIDENTIAL DISTRICT**

### **11.01 INTENT**

This district is designed to provide for a mixture of residential, small office and professional service establishments, there by maintaining the residential appearance in the area in which established, and which shall not create or generate a pronounced increase in traffic or noise. Structures shall not be expanded for uses described under this District. This District is designed to act as a buffer between more intense non residential uses and medium and high density residential uses.

### **11.02 PERMITTED PRINCIPAL USES**

- A. Any use permitted in any of the R-1, Single Family Residential Districts.
- B. Barber and beauty shop provided:
  - 1. It is a one-chair/basin operation; and
  - 2. The sole proprietor is the resident on the premises.
- C. Nursery or childcare center provided:
  - 1. There shall be an outdoor play area of 150 square feet or more per child, and;
  - 2. Such play area shall be located in rear yards only and be enclosed with a chain link fence or other equivalent in strength and protective character to a height of four feet, but not more than six feet.
  - 3. Proof of compliance with state regulations for child care facilities.
- D. Professional services, including but not limited to; office of physicians, surgeons, dentists, lawyers, architects, engineers, insurance and real estate agents, accountants and members of similar professions.

### **11.03 ACCESSORY USES**

Accessory building incidental to the principal use which does not include any activity conducted as a business. (Regulations governing accessory facilities and uses are specified in Section 7.10).

#### **11.04 CONDITIONAL USES**

- A. All conditional uses listed within any of the R-1, Single Family Residential Districts.
- B. Funeral homes

#### **11.05 YARD REQUIREMENTS**

In an OR-1 District the following yard area shall be provided:

- A. Front yards: No less than a 25 foot front yard shall be required.
- B. Side yards: No less than a 10 foot side yard shall be required.
- C. Rear yards: No less than a 30 foot rear yard shall be required.

#### **11.06 BUILDING HEIGHT REGULATIONS**

No building in the OR-1 District shall exceed 2 1/2 stories or 35 feet in height.

#### **11.07 PARKING AND LOADING REGULATIONS**

Spaces shall be provided in accordance with the provisions of Section 19.15 and 19.16.

#### **11.08 SIGNS**

A. Size: The total area of all signs erected on the lot and building of any single office use shall be within the allowable square footage as follows:

1. Total sign area shall not exceed one square foot for each lineal foot of building frontage to a maximum of fifty square feet. Such sign shall be limited to the display of either the name and address of the occupant or the name and address of the building.
2. Entrance door identification signs. Maximum size shall be one square foot per business with a maximum area for signage of three square feet.

B. Location:

1. Flat wall signs may be located anywhere on the front wall of the building as determined in subsection (A) 1. No flat wall signs shall extend above the coping or cornice of the building, whichever is higher.
2. Projection signs or supporting structures shall not project more than forty-eight inches from the wall of a building, nor less than ten feet above the grade. Every face of a projecting sign shall be considered as a separate sign for the purposes of computing allowable area.