**Section 10-6.642. OR-1 Office Residential District.**

**PERMITTED USES**

1. **District Intent**
   - The OR-1 district is intended to be located in areas designated Bradfordville Mixed Use or 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 each other. 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, while the minimum gross density allowed is 6 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.

2. **Principal Uses**
   - (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 10-6.806 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.
   - (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.

3. **Accessory Uses**
   - (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 County Administrator or designee.
   - (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

**DEVELOPMENT STANDARDS**

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Lot or Site Area</th>
<th>b. Lot Width (feet)</th>
<th>c. Lot Depth (feet)</th>
<th>a. Front setback (feet)</th>
<th>b. Side-Interior Lot setback (feet)</th>
<th>c. Side-Corner Lot setback (feet)</th>
<th>d. Rear setback (feet)</th>
<th>a. Building Size (excluding gross building floor area used for parking) (square feet per acre)</th>
<th>b. Building Height (excluding stories used for parking)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached Dwellings</td>
<td>5,000 square feet</td>
<td>50</td>
<td>100</td>
<td>15</td>
<td>7.5</td>
<td>15</td>
<td>25</td>
<td>not applicable</td>
<td>3 stories</td>
</tr>
<tr>
<td>Two-Family Dwellings</td>
<td>8,500 square feet</td>
<td>70</td>
<td>100</td>
<td>15</td>
<td>7.5</td>
<td>15</td>
<td>25</td>
<td>not applicable</td>
<td>3 stories</td>
</tr>
<tr>
<td>Single-Family Attached Dwellings</td>
<td>3,750 square feet</td>
<td>80</td>
<td>37.5</td>
<td>15</td>
<td>none</td>
<td>15</td>
<td>25</td>
<td>maximum length: 8 units</td>
<td>3 stories</td>
</tr>
<tr>
<td>Any Permitted Principal Non-Residential Use</td>
<td>6,000 square feet</td>
<td>50</td>
<td>100</td>
<td>15</td>
<td>same as single-family above</td>
<td>25</td>
<td>10</td>
<td>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</td>
<td>3 stories</td>
</tr>
</tbody>
</table>

**FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2**
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:

   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)
   
   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 County Administrator or designee.

**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 the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).