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# Office Zones

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	R-O-A	R-O	OR-1	OR-2	O-3	O-T	S-E
<b>Purpose/ permitted use</b>	Class A <sup>1</sup> office building, church, hospital, school	Class A <sup>1</sup> office building, church, hospital, school	Class A <sup>1</sup> and Class B <sup>2</sup> office with or without limited accessory retail, residential at 5.5 dwelling units/acre	Class A <sup>1</sup> and Class B <sup>2</sup> office with or without limited accessory retail, residential at 10.5 dwelling units/acre	Office park (no residential or elderly housing is permitted)	Major office and high technology development and manufacturing, residential, limited accessory retail	Office, business service, low impact industrial use, compatible with residential development
<b>Use permitted by special exception</b>	Convalescent home, community building	Class B <sup>2</sup> office building, convalescent home, community building	Convalescent home, additional limited commercial uses	Convalescent home, hotel, health club	Convalescent home, hotel, health club	Warehouses, if 60% or less of gross floor area, commercial recreation facility	Medical offices, clinics, off-site catering, light manufacturing, health club
<b>Minimum front setback</b>	As exists	Class B: lesser of 25 feet or the average of the adjacent structures	Class B: Same as OR-2	Class B: Min. setback from any street line: 35 feet  Min. setback from any lot line: 20 feet or equal to the building height, whichever is greater <sup>3</sup>	Same as OR-2	Min. setback from any street line: 50 feet  Min. setback from any lot line: 50 feet, or 150 feet from an abutting RC, DR-1, 2, 3.5, 5.5, or 10.5 zoning line	Min. setback from any street line: 35 feet or the average of the adjacent structures, if less  Min. setback from any lot line: 20 feet, or 50 feet if adjacent lot is in a residential zone
<b>Minimum rear setback</b>	As exists	Class B: 30 feet					
<b>Minimum side setback</b>	As exists	Class B: 10 feet; 20 feet from adjacent residential zone or use					
<b>Maximum floor area ratio</b>	As exists	Class B: 0.33	Same as OR-2	Class B: 0.50	Same as OR-2	None (30,000 sq. ft. minimum net lot area)	0.50
<b>Maximum building height</b>	As exists	Class B: 35 feet	Class B: Subject to a compatibility finding but limited to 60 feet	Class B: Subject to a compatibility finding	Same as OR-2	60 feet; 150 feet when in or within 3,000 feet of a town center; 52 feet minimum height for a residential building	2 stories, but not more than 35 feet

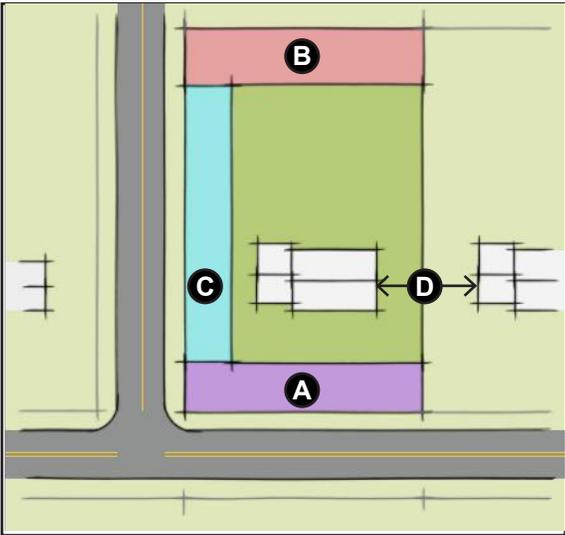
<sup>1</sup> A Class A office building is an existing detached residential structure converted to office use. Height and area requirements are the same as the existing structure.

<sup>2</sup> A Class B office building is any structure that is used for office purposes but is not a Class A office building.

<sup>3</sup> Or, if adjacent to a residential or R-O zone, two times the height of the building, whichever is greater.

# R-O-A Residential Office, Class A

Height and Area Requirements		
<b>A</b>	Minimum front setback	As exists
<b>B</b>	Minimum rear setback	As exists
<b>C</b>	Minimum side setback to public street right-of-way or tract boundary	As exists
<b>D</b>	Minimum building side to building side	As exists
<b>E</b>	Maximum building height	As exists



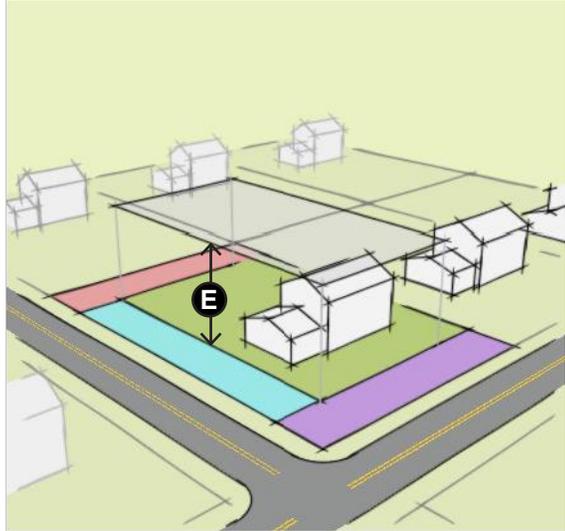
**Intent:** To accommodate single-family, duplex and two-family detached houses converted to office buildings in predominantly residential areas on sites that, because of adjacent nonresidential activity, heavy commercial traffic or other similar factors, can no longer reasonably be limited to uses allowable in moderate-density residential zones.

**Typical Uses Permitted by Right:** Uses permitted by right in DR-3.5, Class A office building.

**Typical Uses Permitted by Special Exception:** Uses permitted by special exception in DR-3.5.

**Notes:**

- Maintaining a residential character is the key consideration of the R-O-A zone.
- Parking must be located in the side or rear yard of the lot.



# R-O Residential Office

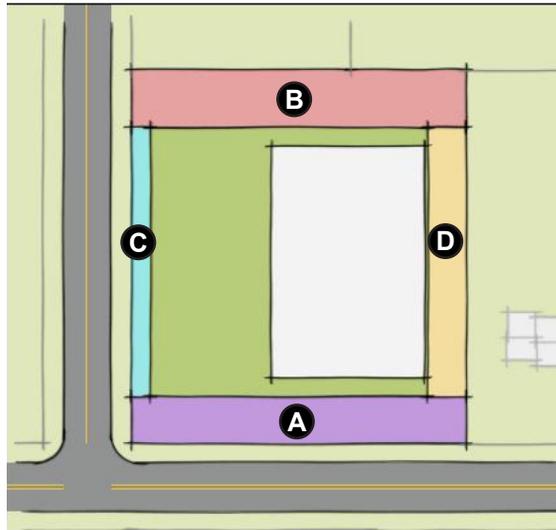
**Intent:** To accommodate houses converted to office buildings and small Class B office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic, or other similar factors, can no longer reasonably be restricted to uses allowable in moderate-density residential zones.

**Typical Uses Permitted by Right:** Uses permitted by right in DR-5.5, Class A office building.

**Typical Uses Permitted by Special Exception:** Uses permitted by special exception in DR-5.5, Class B office building.

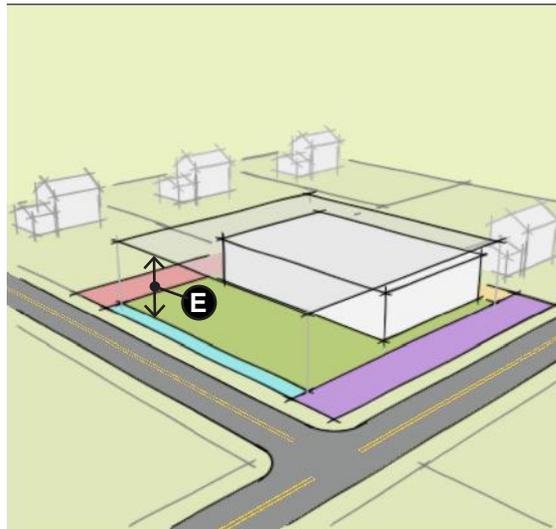
**Notes:**

- No more than 25% of the adjusted gross floor area of a Class A or Class B office building may be occupied by medical offices.
- To the extent possible, parking must be located in the side or rear yard of the lot.



Height and Area Requirements for Class B Office Buildings		
<b>A</b>	Minimum front setback	25 feet*
<b>B</b>	Minimum rear setback	30 feet
<b>C</b>	Minimum side setback (interior or corner)	10 feet
<b>D</b>	Minimum side setback to residential use or zone	20 feet
<b>E</b>	Maximum building height	35 feet

\*Or average of adjacent buildings, if less

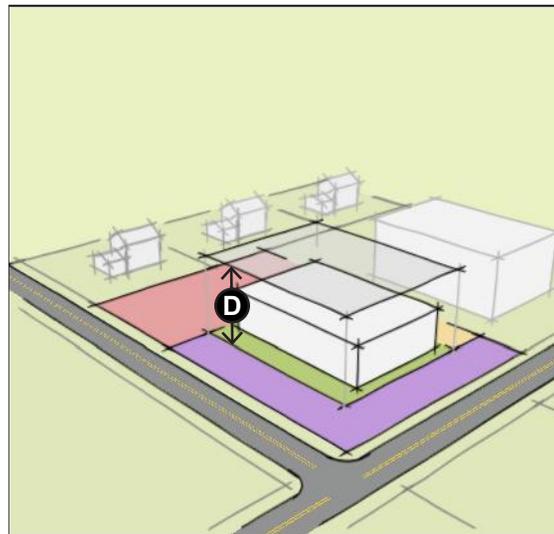
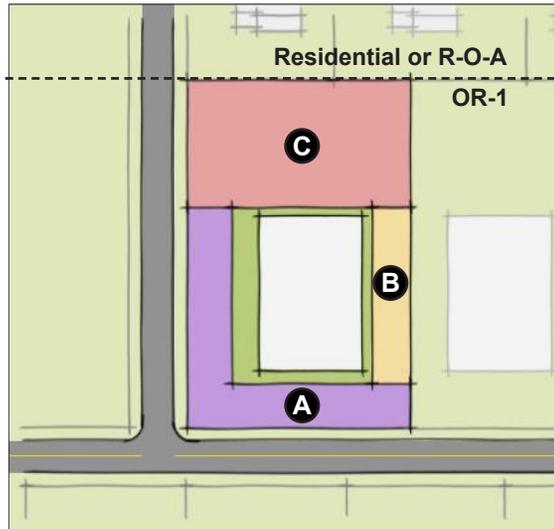


# OR-1 Office Building - Residential

Height and Area Requirements for Class B Office Buildings		
<b>A</b>	Minimum setback from any street line	35 feet
<b>B</b>	Minimum setback from any lot line	20 feet <sup>1</sup>
<b>C</b>	Minimum setback from any lot line if adjacent to a residential or R-O-A zone	20 feet <sup>2</sup>
<b>D</b>	Maximum building height	60 feet

<sup>1</sup> Or equal to the building height, whichever is greater

<sup>2</sup> Or equal to two times the building height, whichever is greater



**Intent:** To provide selectively for development of office buildings with supportive accessory commercial uses or residential development to the density of DR-5.5; as well as mixed office/residential development.

**Typical Uses Permitted by Right:** Uses permitted by right in DR-5.5, Class A and B office buildings, limited accessory retail and service uses within Class B office buildings.

**Typical Uses Permitted by Special Exception:** Uses permitted by special exception in DR-5.5, additional accessory commercial uses.

**Notes:**

- The O-1 zone was modified in 1994 to OR-1 to include residential uses. It is not intended to be applied to properties through rezoning processes.
- When developed with uses permitted in DR-5.5, the Residential Transition Area (RTA) requirements apply.

# OR-2 Office Building - Residential

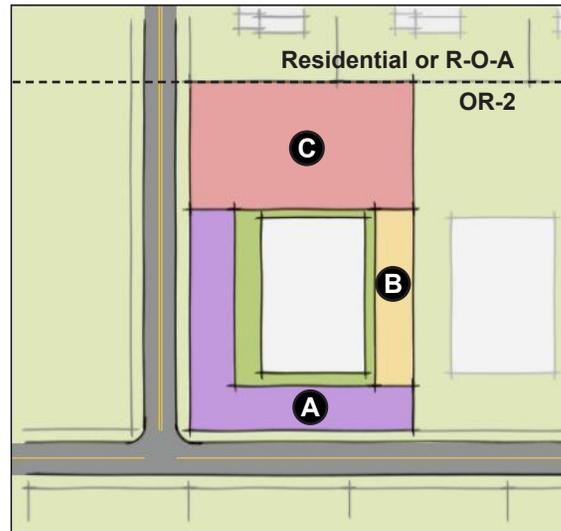
**Intent:** To provide selectively for the development of office buildings with supportive accessory commercial uses or residential development to the density of DR-10.5; may also allow mixed office/residential development.

**Typical Uses Permitted by Right:** Uses permitted by right in DR-10.5, Class A and B office buildings, accessory uses related to the principal use in a building such as restaurant, bank, or conference facility.

**Typical Uses Permitted by Special Exception:** Hotel, health club, parking structure.

**Notes:**

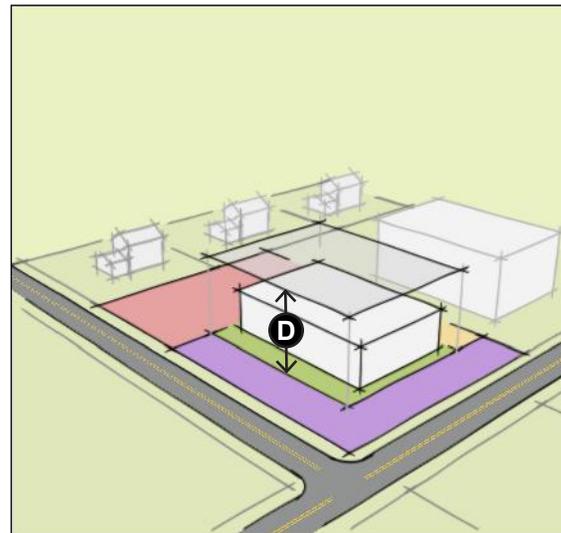
- When developed with uses permitted in DR-10.5, the Residential Transitional Area (RTA) requirements apply.



Height and Area Requirements for Class B Office Buildings		
<b>A</b>	Minimum setback from any street line	35 feet
<b>B</b>	Minimum setback from any lot line	20 feet <sup>1</sup>
<b>C</b>	Minimum setback from any lot line adjacent to a residential or R-O-A zone	20 feet <sup>2</sup>
<b>D</b>	Maximum building height	Subject to compatibility

<sup>1</sup> Or equal to the building height, whichever is greater

<sup>2</sup> Or equal to two times the building height, whichever is greater

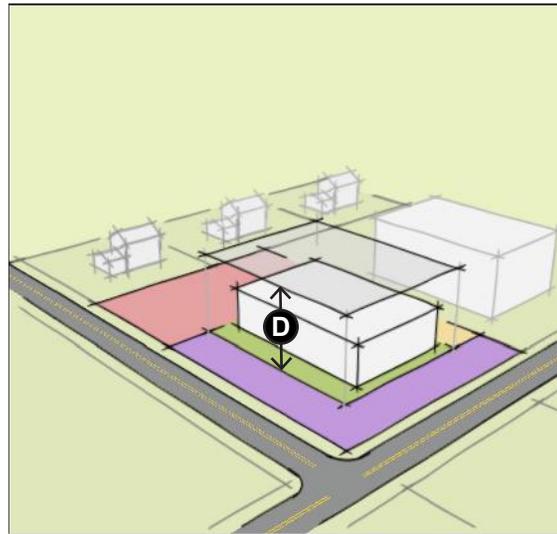
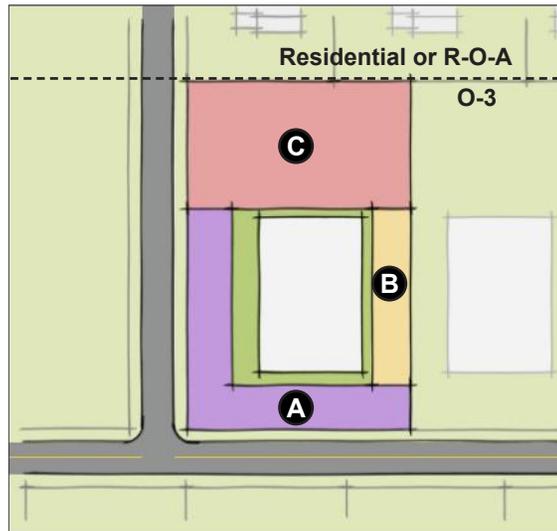


# O-3 Office Park

Height and Area Requirements for Class B Office Buildings		
<b>A</b>	Minimum setback from any street line	35 feet
<b>B</b>	Minimum setback from any lot line	20 feet <sup>1</sup>
<b>C</b>	Minimum setback from any lot line adjacent to a residential or R-O-A zone	20 feet <sup>2</sup>
<b>D</b>	Maximum building height	Subject to compatibility

<sup>1</sup> Or equal to the building height, whichever is greater

<sup>2</sup> Or equal to two times the building height, whichever is greater



**Intent:** To provide solely for office buildings with no residential development allowed.

**Typical Uses Permitted by Right:** Uses permitted by right in OR-2, except dwellings and elderly housing facilities are prohibited.

**Typical Uses Permitted by Special Exception:** Uses permitted by special exception and supplementary use regulations of OR-2, except dwellings and elderly housing facilities are prohibited.

**Notes:**

- Performance standards are the same as OR-2.

# O-T Office and Technology

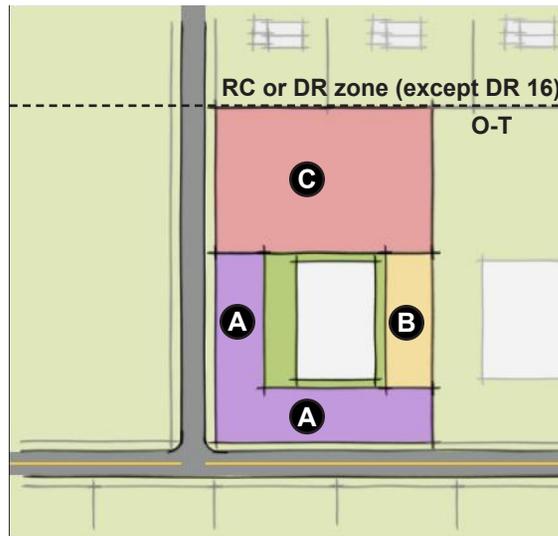
**Intent:** To encourage the development of employment and residential centers consisting of employment-intensive office developments in combination with certain high technology and residential developments.

**Typical Uses Permitted by Right:** Office, trade school, college, hospital, hotel, research institute, light manufacturing and assembly services, small attached warehouse.

**Typical Uses Permitted by Special Exception:** Warehouse, if less than 60% of gross floor area; commercial recreation facility within the growth area boundary.

**Notes:**

- The OT zone may be located only in areas of high accessibility or in proximity to a town center, or in areas which provide opportunity for employment-intensive development.

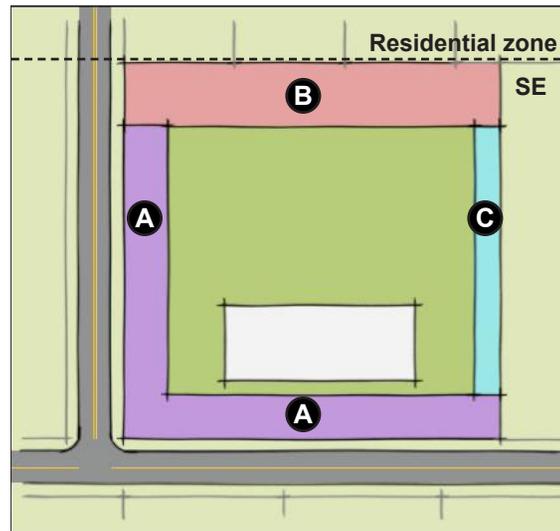


Height and Area Requirements		
<b>A</b>	Minimum setback from any street line	50 feet
<b>B</b>	Minimum setback from any lot line	50 feet
<b>C</b>	Minimum setback from any lot line abutting a RC or DR (except DR 16) zone	150 feet
<b>D</b>	Maximum building height	60 feet (52 feet min. for residential)



# S-E Service Employment

Height and Area Requirements		
<b>A</b>	Minimum setback from any street line	35 feet
<b>B</b>	Minimum setback from any lot line adjacent lot is in a residential zone	50 feet
<b>C</b>	Minimum setback from any lot line	20 feet
<b>D</b>	Maximum building height	2 stories, 35 feet



**Intent:** To encourage development of general offices, business service uses, and small, low impact, light industrial uses which will be highly compatible with residential uses.

**Typical Uses Permitted by Right:** Light manufacturing and assembly, trade school, laboratory, business and professional office, printing, contractor's office.

**Typical Uses Permitted by Special Exception:** Medical office and clinic, catering establishment, health club, primary manufacturing for uses permitted by right.

**Notes:**

- SE sites must have direct access to an arterial road and the buildable area must provide enough area to screen truck parking, dumpster and loading areas.
- The SE zone has a long list of uses which are not permitted in any form.
- Detailed performance standards are intended to ensure a high quality environment to achieve compatibility with residential uses.
- The minimum lot size is two acres, and the minimum lot width is 150 feet, excluding public utility uses.

