

ARTICLE 17

“OR-1” OFFICE RESIDENTIAL DISTRICT

PREAMBLE

This district has been established to provide for a mixture of residential, small office and professional service establishments which will maintain the residential appearance of the neighborhood and which shall not create or generate a great amount of traffic and noise.

SECTION 1701

PRINCIPAL PERMITTED USES

- A. Any use permitted in Section 1201. The requirements of Article 12 shall be applicable
- B. Barber and beauty shops provided:
 - 1. It is a one chair operation located within the principal structure.
 - 2. The sole operator is the resident of the premises.
- C. Nursery or child care centers provided:
 - 1. There shall be an outdoor play area of one hundred and fifty (150) square feet or more per child.
 - 2. Such play area shall be located in the rear yard.
 - 3. Such play area shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.
- D. Professional services, including but not limited to office or physicians, surgeons, dentists, lawyers, architects, engineers, insurance and real estate agents and members of similar professions.
- E. Rooming houses.

SECTION 1702

ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any a foresaid use, including private garages.

- B. Home Occupation as defined in Article 2, Sub-section 208.01.
- C. The temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

SECTION 1703

CONDITIONAL USES

The following Conditional uses subject to approval in accordance with Article 4, Section 406.

- A. Foster Homes for Children, Foster Homes for Adults, Social Care Homes, Intermediate Care homes and Halfway Houses as defined in Article 2, Sub-section 203.04 and pursuant to the standards listed in Article 47 Community Oriented Residential Social Service Facilities.

SECTION 1704

REQUIRED CONDITIONS

No Zoning certificate shall be issued for a OR-1 use, until the applicant shall have certified to the Zoning Inspector that:

- A. Such buildings shall front onto a collector or arterial street with a right-of-way of sixty (60) feet or more as established on the Official Thoroughfare Plan for Montgomery County.
- B. The office established shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke or odor.
- C. No alteration of the principal residential structure shall be made which changes the essential appearance thereof as a dwelling.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

SECTION 1705

DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standards for arrangement and development of land and building are required in the OR-1, office Residential District.

1705.01

HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.

1705.02

LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed.

<u>Lot Area</u>	<u>Lot Frontage</u>	<u>Front Yard Depth*</u>	<u>Side Yards</u>		<u>Rear Yard Depth</u>
			<u>Least Width</u>	<u>Total Width</u>	
12,500 sq. ft.	80 ft.	30 ft.	10 ft.	20 ft.	40 ft.

Rooming house: Eight hundred (800) square feet per rooming unit.

*The front yard depth shall be measured form the established right-of way lines shown on the Official Thoroughfare Plan for Montgomery County.