

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 that article shall be applicable.
- B. Barber and beauty shops provided:
 - 1. It is a one chair operation.
 - 2. The sole operator is the resident on 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 arranged in accordance with provisions for accessory uses in Chapter VIII, Article 38, Section 3804.
 - 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 offices of physicians, surgeons, dentists, lawyers, architects, engineers, insurance and real estate agents and members of similar professions.
- E. Rooming house as defined in Section 218.05.
- F. Adult Group Home as defined in Section 201.04.

SECTION 1702 ACCESSORY USES

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid use, including private garages.
- B. Home Occupation as defined in Article 2, Subsection 208.02.

- 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

- A. Telecommunication towers as defined in Article 2, Subsection 220.01, and subject to the conditions in Article 52.
- B. Churches, chapels, temples, synagogues or other buildings or religious worship, not including a rescue mission or temporary revival activity, subject to the provisions of Article 8, Section 803 (O).
- C. Schools, primary, intermediate and secondary, both public private subject to the provisions of Article 8, Section 803 (P).

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 with a right-of-way of sixty (60) feet or more as established on the Official Thoroughfare Plan for Montgomery County.
- B. The office establishment 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 standard 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

A. The following minimum requirements shall be observed.

1. Lot Area – 7,500 sq ft

2. Lot Frontage – 60 ft

3. Yards (minimum)

Front Yard Depth* - 25 ft

Side Yard Least Width – 8 ft

Yards Total Width – 20 ft

Rear Yard Depth – 40 ft

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

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