ARTICLE 5  SPECIAL DISTRICTS

§5.1  Limited Office Retail District (LOR)

§5.1.1  Application of Provisions

The standards, regulations and requirements as set forth in §5.1 shall apply to the use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Limited Office Retail District (“LOR District”).

§5.1.2  Purpose and Intent

A LOR District shall be established for the purpose of establishing a transitional zone between residentially zoned properties and nonresidential uses and districts. Such district will exist for the purpose of allowing a mix of office and retail uses while maintaining the quality of existing adjacent residential districts through site design and access management techniques.

§5.1.3  Permitted Uses

See Article 10 – Schedules for “Schedule of Permitted Land Uses by Zoning District.”

§5.1.4  Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in an LOR District, including:

A. Accessory uses as permitted in a B-1 District.

B. The manufacturing, processing or assembling of goods and materials only when clearly incidental and accessory to a permitted principal retail use on the premises.
§5.1.5 Lot Area and Bulk Requirements for Limited Office Retail District

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following schedule:

Schedule of Dimensional Requirements

<table>
<thead>
<tr>
<th>Lot Requirements</th>
<th>LOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area</td>
<td>1.5 acre (63,340 sf)</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>150 feet</td>
</tr>
<tr>
<td>Minimum square*</td>
<td>140 x 140 feet</td>
</tr>
<tr>
<td>Minimum front yard</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum right-of-way reserve**</td>
<td>15 feet</td>
</tr>
<tr>
<td>Minimum yards</td>
<td></td>
</tr>
<tr>
<td>At residential zone boundary</td>
<td>50 feet</td>
</tr>
<tr>
<td>Side yard</td>
<td>30 feet</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 feet</td>
</tr>
<tr>
<td>Maximum height</td>
<td>2.5 stories / 35 feet</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>25%</td>
</tr>
<tr>
<td>Minimum non-residential floor area (new construction)</td>
<td>2,400 square feet</td>
</tr>
</tbody>
</table>

*Each lot shall be of such shape that a square one-hundred-forty (140) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

**A minimum of fifteen (15) feet is reserved for expansion of the road right-of-way for future conveyance, as may be required, to the controlling agency in case of need for road widening or related improvements. This area may not be included within the street yard requirement. Should this area be used for right-of-way expansion, the reserve requirement shall not be deemed to have become nonconforming by such use.

§5.1.6 Design Standards

A. A mix of uses may be allowed on an individual lot and/or within a single building, provided that:

   (1) The parking requirements for the individual uses are met in accordance with the parking provisions in Article 6 of these Regulations; or

   (2) As part of the review process the Commission determines that parking requirements for the individual uses can be met through shared parking between uses in accordance with shared parking provisions provided in Article 6 of these Regulations.

B. There shall be no outside storage of any kind.
C. Outdoor display areas showcasing items for sale in conjunction with the principal use may be allowed contingent upon review and approval by the Commission. No outdoor display area shall be permitted in a parking area, pedestrian walkway, landscaping or buffer area, or required yard area.

D. All new utility service(s) shall be provided underground. All mechanical equipment must be screened from view.

E. Lighting of building and parking areas shall be located and shielded so that light sources are not directly visible from any adjoining property or from the street. Such illumination must not cause glare observable within a residence district. In approving lighting, the Commission may limit the intensity of lighting and the hours of its use where determined necessary to protect adjacent property. In no case shall any site lighting be provided from any street-side utility pole.

F. There shall be no street/driveway access to LOR zoned land via roads classified as local street or road per the Plan of Development unless it is within two-hundred (200) feet of a main roadway.

G. Site design in the LOR district must address the following access management provisions:

(1) No driveways/curb cuts may be located closer than one-hundred (100) feet from any intersection of public streets.

(2) Driveways/curb cuts within a single property must be separated at least one-hundred – twenty (120) feet from one another.

(3) Shared access between adjacent parking lots should be provided when possible and wherever practicable. The Commission may require a paved driveway to the property line to allow for potential future shared access between adjacent properties.

H. Facade materials shall be limited to wood, brick, stone, decorative masonry and similar materials as approved by the Commission.

I. Site landscaping must be provided in accordance with the provisions of Article 6 of these Regulations.

§5.1.7 Off-Street Parking and Loading

A. All parking and loading areas shall be provided off the public streets for all vehicles using the premises. Parking and loading shall be provided in accordance with the requirements provided in Article 6 of these Regulations.

B. No parking areas or internal driveway shall be located less than twenty (20) feet from a street line or within forty (40) feet of a Residential and Farming District.

C. All refuse and/or recycling enclosures shall be provided in locations and screened as approved by the Commission in accordance with the standards set forth in Article 6 of these Regulations.