

TABLE 12-301: OFFICE-RESIDENTIAL DISTRICTS – PERMITTED AND CONDITIONAL USES		
USES	DISTRICTS	USE STANDARDS
	OR	
RESIDENTIAL		
Bed and Breakfast	CB	
Day-Care Home: Adult or Child	P	Per §14-310
Dwelling: Detached	P	
Dwelling: Semi-Detached	P	
Dwelling: Multi-Family	P	Per § 14-327
Dwelling: Rowhouse	P	
Fraternity or Sorority House	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	Per § 14-334
Rooming House	CO	
INSTITUTIONAL		
Cultural Facility	P	Per 14-308
Educational Facility: Primary and Secondary	P	
Government Facility	CB	
Place of Worship	P	Per § 14-332
OPEN-SPACE		
Community-Managed Open-Space Farm	CB	Per § 14-307
Community-Managed Open-Space Garden	P	Per § 14-307
Park or Playground	P	
Urban Agriculture	CB	Per § 14-339

COMMERCIAL		
Broadcasting Station (TV or Radio)	CB	
Health-Care Clinic	P	
Lodge or Social Club	CB	Per § 14-320
Neighborhood Commercial Establishment ¹	CB, P	Per § 14-328
Office	P	
OTHER		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § 14-340
Parking Garage (Principal Use)	CB	Per § 14-331
Parking Lot (Principal Use)	CB	Per § 14-331
Telecommunications Facility ²	CB, P	Per § 14-338
Utilities	CB	Per § 14-340
Wireless Communications Services ³	CB, P	Per § 14-338

¹ A Neighborhood Commercial Establishment is a permitted use only if: (i) the structure has 50 or more dwelling units; and (ii) non-residential uses are limited to 10% of the structure's gross floor area.

² Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

³ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015.)

TABLE 12-302: OFFICE-RESIDENTIAL DISTRICTS – BULK AND YARD REGULATIONS		
CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)	
	OR-1	OR-2
MINIMUM LOT AREA		
Dwelling: Multi-Family	550 sq.ft./du	200 sq.ft./du
All Other Uses	None	None
MAXIMUM BLDG HEIGHT		
All Uses	40 or 60 feet ¹	100 feet
MINIMUM FRONT YARD		
All Uses	None	None
MINIMUM INTERIOR-SIDE YARD		
All Uses	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet
MINIMUM CORNER-SIDE YARD		
All Uses	10 feet	None
MINIMUM REAR YARD		
All Uses	10 feet	10 feet

¹ A height higher than 40 feet – up to a maximum of 60 feet – may only be allowed by the Zoning Board as a conditional use.
(Ord. 16-581; Ord. 17-015.)