

ARTICLE 10

“OR-1” OFFICE RESIDENTIAL DISTRICT

PREAMBLE
and
appearance

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

SECTION 1001

PRINCIPAL PERMITTED USES

- A. Any use permitted in Section 901. The requirements of Article 9 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 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 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 offices of physicians, surgeons, dentists, lawyers, architects, engineers, insurance and real estate agents and members of similar professions.
- E. Rooming houses.

SECTION 1002

ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any aforesaid use, including 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 1003 CONDITIONAL USES

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

pursuant
Social

- A. Community Oriented Residential Social Service Facilities and halfway Houses as defined in Article 2, Subsection 203.04 and 208.01 and to the standards listed in Article 37 Community Oriented Residential Service Facilities.

SECTION 1004 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 establishment shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke or order.
- 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 1005 DEVELOPMENT STANDARDS

In addition to the Articles 26 thru 37 and 39, the following standard for arrangement and development of land and building are required in the OR-1, Office Residential District.

1005.01 HEIGHT REGULATIONS

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

1005.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed.

Lot Area	Front Lot Frontage	Side Yard Depth*	Least Width	Rear Total Width	Yard Depth
75,000	60 ft.	25 ft.	8 ft.	20 ft.	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.**