

2.2.10. OR: Office Residential (3/6/19, Ord. 1222)

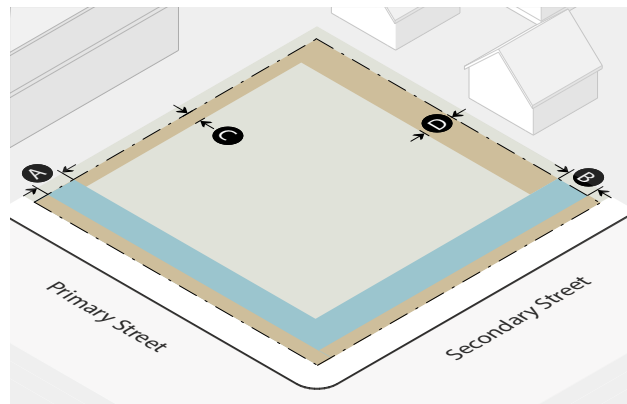
A. Intent

1. General Intent. The intent of the Office Residential (OR) zone is to provide for employment with a mix of higher intensity housing options. Limited neighborhood-serving retail at key nodes is allowed to serve surrounding residential neighborhoods.
2. Buildings. Buildings can be up to 2 stories in height. Massing and articulation is used to enhance residential character and reduce bulk and mass. Buildings are set back with landscaping in front, creating an attractive and green street edge.
3. Parking. Parking is primarily provided on-site, to the rear or side of buildings, and screened from view.
4. Land Use. Office, residential, and neighborhood serving retail are located at ground level with office or residential above and behind. Institutional uses serve as anchors to the local economy that provide jobs and services to the community.
5. Comprehensive Plan. Based primarily on sub area 2.6 of the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided on the following pages. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in [Article 5](#) apply unless stated otherwise.

1. Lot Standards



Building Setbacks Sec. 9.4.8.

Primary street setback range (min-max)	5' - 15'	A
Secondary street setback range (min-max)	5' - 15'	B
Side interior (min)	5'	C
Rear (min)	10'	D
Abutting protected zone (min)	10'	

Landscaping Div. 5.5.

Landscape surface ratio (min)	20%
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Plant Units

All uses	1/1,000 sf of landscape area
Parking lot (all uses)	1/12 parking spaces

Fencing

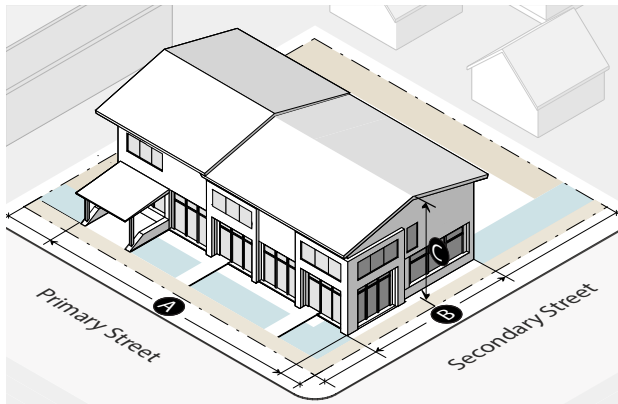
Height in any primary or secondary street yard (max)	4'
Height in interior side or rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from side or rear lot line (min)	0'

Parking Setbacks Sec. 9.4.8.

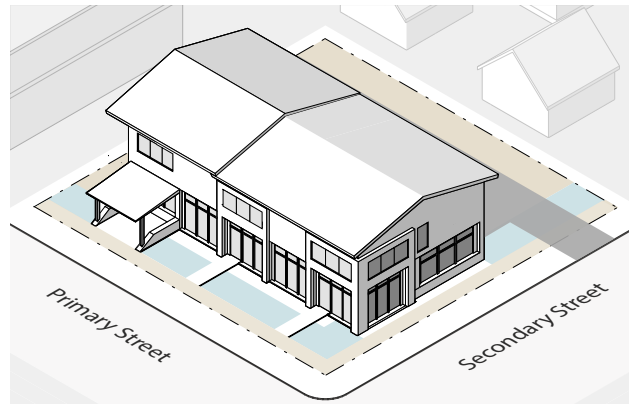
Primary street, above ground (min)	30'
Secondary street, surface parking (min)	10'
Secondary street, tuck-under, enclosed, or structured parking (min)	5'

Access

Curb cut width (max)	24'
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2. Bulk Standards

Street Facade	Sec. 9.4.11.
Width of ground and 2nd story in primary street setback range	A
% of lot width (min)	70%
Length from street corner (min)	30'
Width of ground and 2nd story in secondary street setback range	B
% of lot width (min)	35%
Length from street corner (min)	30'
Building Height	Sec. 9.4.9.
Height (max)	30' C
Stories (max)	2 C
Building Stepback	Sec. 9.4.12.
n/a	
Scale of Development	
Floor area ratio (FAR max) (E.4)	0.46
Deed restricted housing exemption	Sec. 7.8.3.
Workforce housing floor area bonus	Sec. 7.8.4.

3. Form Standards

Design Guidelines	(Div. 5.8.)
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Trees in grates	see Sec. 2.2.1.C.2.
Building Frontage Options	
Office	see Sec. 2.2.1.D.3.
Residential	see Sec. 2.2.1.D.4.
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1.
Surface parking	see Sec. 2.2.1.E.2.
Enclosed parking	see Sec. 2.2.1.E.3.
Tuck-Under Parking	see Sec. 2.2.1.E.4.
Structured parking	see Sec. 2.2.1.E.5.
Underground parking	see Sec. 2.2.1.E.6.

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
5. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	(Sec. 5.3.2.)
6. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

7. Signs (nonresidential)		(Div. 5.6.)
Number of signs (max)	3 per business per frontage	
Background color	No white or yellow	
Sign Area		
Total sign area (max)	3 sf per ft of street facade width up to 150 sf	
Penalty	10% per projecting and freestanding sign	
Sign Type Standards		
Canopy sign		
Clearance (min)	7'6" average grade	
Setback (min)	18" from back of curb	
Freestanding sign		
Height (max)	6'	
Setback (min)	5'	
Projecting sign		
Height (max)	24' above grade	
Clearance (min)	7'6" from average grade	
Setback (min)	18" from back of curb	
Window sign		
Window surface coverage (max)	25% up to 16 sf	
Temporary signs	Sec. 5.6.1.	
8. Grading, Erosion Control, Stormwater		
Grading	(Sec. 5.7.2.)	
Erosion Control	(Sec. 5.7.3.)	
Erosion shall be controlled at all times		
Stormwater Management	(Sec. 5.7.4.)	
No increase in peak flow rate or velocity across property lines		

9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)	Floodplain Permit
Floor Area							
< 6,900 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
6,900 - 13,800 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 13,800 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 13,800 sf for only residential use	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.C.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017 * \text{sf} +$ $(\text{Exp}(-14.17 + 1.59 * \text{Ln}(\text{sf}))) / 2.176$
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000247 * sf
Retail (6.1.6.C.) (E.3)	B	2,000 sf excluding basement storage	(E.3)	exempt	0.000216 * sf
Service (6.1.6.D.) (E.3)	B		(E.3)	exempt	0.000216 * sf
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000123 * sf

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	0.000123 * sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt

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3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7 are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	7,500 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	
Parks exaction	9 acres per 1,000 resident	

3. Infrastructure	
Transportation Facilities	(Div. 7.6.)
Access	required
Right-of-way for Minor Local Road (min)	60'
Paved travel way for Minor Local Road (min)	20'
Required Utilities	(Div. 7.7.)
Water	public
Sewer	public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

- a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

- i. Residential Uses (Sec. 6.1.4.);
- ii. Lodging Uses (Sec. 6.1.5.); and
- iii. Accessory Residential Unit (6.1.11.B.).

- b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

- c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

- i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	18'
90°	9'

- ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.
 - iii. The on-street parking shall follow the established configuration of existing on-street parking.
 - iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.
- 2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.
- 3. **Local Convenience Commercial.** The intent of allowing retail and service use in the OR zone is that the goods sold and services provided are primarily of convenience nature to provide for the needs of residents and employees in the surrounding area.
 - a. Goods and services sold shall not be of a specialty nature that rely on and attract customer and vehicle traffic from the community as a whole.
 - b. Only one retail or service use may exist on a lot of record.
- 4. **Existing Floor Area Allowed.** Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.

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