

## 2.2.10. OR: Office Residential.

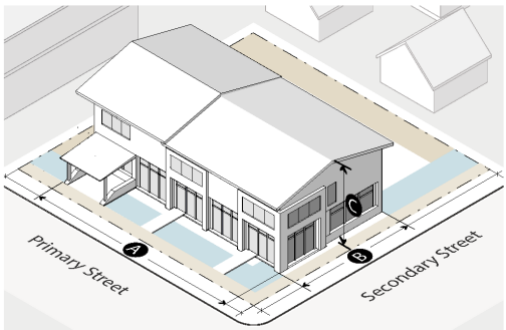
### A. Intent.

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 two 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.

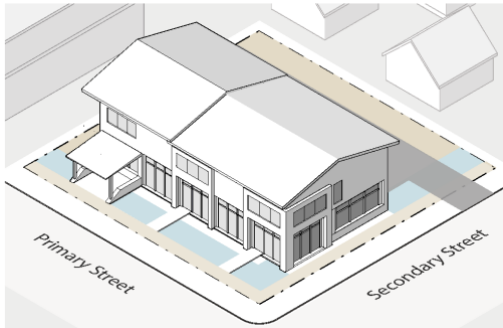
1. Lot Standards		
Building Setbacks		(Sec. 9.4.8)
Primary street setback range (min—max)	5'—15'	<b>A</b>
Secondary street setback range (min-max)	5'—15'	<b>B</b>
Side interior (min)	5'	<b>C</b>
Rear (min)	10'	<b>D</b>
Abutting protected zone (min)	10'	
Landscaping		(Division 5.5)
Landscape surface ratio (min)	20%	
Plant units (min)		
All uses	1/1,000 sf of landscape area	
Parking Lot (all uses)	1/12 parking spaces	
Fencing		

Height in 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'
<b>Parking Setbacks</b>	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'
<b>Access</b>	
Curb cut width (max)	24'

<b>2. Bulk Standards</b>	
	
<b>Street Facade</b>	Sec. 9.4.11.
Width of ground and 2nd story in primary street setback range	<b>A</b>
% of lot width (min)	70%
Length from street corner (min)	30'
Width of ground and 2nd story in secondary street setback range	<b>B</b>
% of lot width (min)	35%
Length from street corner (min)	30'
<b>Building Height</b>	Sec. 9.4.9.
Height (max)	30' <b>C</b>
Stories (max)	2 <b>C</b>
<b>Building Stepback</b>	Sec. 9.4.12.
n/a	
<b>Scale of Development</b>	

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**(Division 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'

**Natural Resource Overlay (NRO) (Sec. 5.2.1)**

<b>5. Scenic Standards</b>
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 acre of site development (max)
All fixtures 50,000
Unshielded fixtures 2,000
Light Color $\leq$ 3000 Kelvin
Scenic Resource Overlay (SRO) (Sec. 5.3.2)
<b>6. Natural Hazards to Avoid</b>
Steep Slopes (Sec. 5.4.1)
Development prohibited Slopes > 25%
Hillside CUP required Parcel with average cross-slope $\geq$ 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)

<b>7. Signs (nonresidential)(Division 5.6)</b>
Number of Signs (max) 3 per business per frontage
Background Color No white or yellow
<b>Sign Area</b>
Total sign area (max) 3 sf per ft of street facade width up to 150 sf
Penalty 10% per projecting and freestanding sign
<b>Sign Type Standards</b>
Canopy sign
Clearance (min) 7' 6" from 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
Wall sign
Window sign
Window surface coverage (max) 25% up to 16 sf
Temporary Signs Sec. 5.6.1.
<b>8. Grading, Erosion Control, Stormwater</b>
<b>Grading(Sec. 5.7.2)</b>

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<b>Erosion Control</b> (Sec. 5.7.3)
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Erosion shall be controlled at all times
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<b>Stormwater Management</b> (Sec. 5.7.4)
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No increase in peak flow rate or velocity across property lines
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10. 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. 8.3.6)	Floodplain Permit
Floor Area (habitable including basement)							
< 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	optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
Sign					X	(Sec. 5.7.1)	(Sec. 5.4.4)

- C. **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 subsection 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) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (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 (E.5)	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0.25/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
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
Home Daycare (6.1.11.F)	B	n/a	n/a	0.75/employee + 0.75/off-street pick-up/drop-off	exempt
Short-Term Rental Unit	B	n/a	n/a	1 DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt

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

<b>3. Operational Standards</b>
<b>Outdoor Storage</b> (Sec. 6.4.1)
<b>Refuse and Recycling</b> (Sec. 6.4.2)
Trash & recycling enclosure required > 4 DUs and all nonresidential
<b>Vibration</b> (Sec. 6.4.4)
<b>Electrical Disturbances</b> (Sec. 6.4.5)
<b>Fire and Explosive Hazards</b> (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.

<b>1. Allowed Subdivision and Development Options</b>		
<b>Option</b>	<b>Lot Size (min)</b>	<b>Standards</b>
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3)

Condominium Townhouse Subdivision	n/a	(Sec. 7.2.4)
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<b>2. Residential Subdivision Requirements</b>
<b>Schools and Parks Exaction</b>
Schools exaction .020 acres per 1- or 2-unit dwelling .015 acres per multi-unit dwelling
Parks exaction 9 acres per 1,000 resident
<b>3. Infrastructure</b>
<b>Transportation Facilities(Division 7.6)</b>
Access required
Right-of-way for Minor Local Road (min) 60'
Paved travel way for Minor Local Road (min) 20'
<b>Required Utilities(Division 7.7)</b>
Water public
Sewer public

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

E. **Additional Zone-specific Standards.** The following standards apply in addition to all other standards applicable in the OR zone.

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 noparking 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.
- (Ord. 1198 § 1, 2018; Ord. 1218 § 1, 2019; Ord. 1278 § 1, 2021; Ord. 1313 § 1, 2022; Ord. 1324 § 1, 2022; Ord. 1348 § 11, 2023; Ord. 1360, § 1, 2024; Ord. 1388, § 1, 2024)