

RESIDENTIAL/OFFICE LIMITED [R/OL]

Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a residential and/or limited office use; and to recognize such areas as well-suited for residential and limited office use consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential Equivalent; Office
- » Secondary Uses – Residential; Institutional; Transportation/Utility; Ancillary Nonresidential; Personal Service/Office Support Use; Recreation/Open Space

Locational Characteristics

This category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential use to low-density residential or less intensive public/semi-public use; in areas where office and residential use is established or is determined appropriate as a means of encouraging reuse and neighborhood-scale conversion; and along major transportation facilities where maintaining the traffic-carrying capacity is of paramount importance (e.g., Scenic/Noncommercial corridors). These areas are typically in close proximity to and served by the collector and arterial highway network.

Standards

Shall include the following:

- » Residential Use-Shall not exceed seven and one-half (7.5) dwelling units per acre, except on Scenic/Noncommercial corridors designated by the Countywide Plan, where residential use shall not exceed five (5.0) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre, except on Scenic/Noncommercial corridors designated by the Countywide Plan, where residential equivalent use shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5.0 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of ~~.30~~ .20, nor an impervious surface ratio (ISR) of .75.
- » Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » See 'Additional Standards' section of these Category Descriptions and Rules.