

## **7.10 OR Office Residential Zoning District** *(approved 02/06/06)*

The OR Zoning District is established to accommodate the location of a mixed-use district of private residences, administrative offices, professional enterprises, medical and dental facilities and closely related service-delivery businesses. This zoning district provides for a transition of intensity from commercial and office to a less intensive residential use without changing the character of the neighborhood and may also serve as a buffer between major traffic arteries and residential areas. The use will change from residential to low intense office, while the physical appearance will essentially remain residential. The Office Residential Zoning District shall have direct access to state highways and major thoroughfares.

### **7.10.1 Permitted Uses.** Within the OR Zoning District, only the following uses are permitted.

- 7.10.1.1 Accounting offices;
- 7.10.1.2 Architecture or engineering offices;
- 7.10.1.3 Attorney offices;
- 7.10.1.4 Chiropractic offices;
- 7.10.1.5 Government offices, agencies and associated uses;
- 7.10.1.6 Insurance offices;
- 7.10.1.7 Medical offices, agencies and associated uses;
- 7.10.1.8 Photography studios;
- 7.10.1.9 Physician offices;
- 7.10.1.10 Site built single family residences;
- 7.10.1.11 Professional business offices, not involving retail sales on premises;
- 7.10.1.12 Real estate sales offices; and
- 7.10.1.13 Travel agencies.

### **7.10.2 Conditional Uses.** Within the OR Zoning District, the uses enumerated below may be permitted. Conditional use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

- 7.10.2.1 Bed and breakfast, provided requirements of §9.7 are met.
- 7.10.2.2 Home occupation, provided requirements of §9.5 are met.
- 7.10.2.3 Religious institutions and their customary related facilities, provided such uses are located on a lot with a minimum of 2 acres and front on a public right-of-way or a private street which connects with a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A ten foot wide buffer area is required along any adjoining property line.
- 7.10.2.4 Utility substations.

### **7.10.3 Space Requirements.**

- 7.10.3.1 Minimum Lot Area: 14,520 S.F.;
- 7.10.3.2 Minimum Lot Width: 75 L.F.;

- 7.10.3.3 Maximum Building Height: 25 L.F.;
- 7.10.3.4 Minimum Front Setback: 25 L.F.;
- 7.10.3.5 Minimum Side Yard: 10 L.F. single story; 15 L.F. for two story;
- 7.10.3.6 Minimum Rear Yard: 10 L.F.
- 7.10.3.7 Minimum Corner Setback: 15 L.F.; and
- 7.10.3.8 Maximum Ground Coverage, including accessory uses; 70%;

#### **7.10.4 Other Provisions.**

- 7.10.4.1 No outdoor storage structures, vending machines or accessories.

#### **7.10.5 Parking.**

- 7.10.5.1 Automobile parking shall be restricted to paved surfaces; one parking space for each 300 S.F. of building floor space.
- 7.10.5.2 Parking lot and site lighting shall not be sodium vapor lights (high pressure sodium) and shall be the same type.
- 7.10.5.3 Parking Structures and Decks. (Reserved)

#### **7.10.6 Signs.**

- 7.10.6.1 One freestanding sign;
- 7.10.6.2 Signs may be two-sided, not to exceed 12 S.F. in area on each side;
- 7.10.6.3 Height from the ground shall not exceed 4 feet; types of signs known as pylon, pole or lollipop are prohibited.
- 7.10.6.4 Signs may be illuminated externally only and shall not include animated messages or flashing lights. Light from any illuminated sign shall not be of an intensity or brightness which will interfere with the peace, comfort, convenience and general welfare of residents or occupants of adjacent properties;
- 7.10.6.5 Sign setbacks shall be at least ten feet from the curblineline of each street adjacent to the lot upon which the sign is situated; if the right-of-way is greater than ten feet, the sign shall be setback at least one foot from the right-of-way. If the distance between the right-of-way to the front of an existing principal structure is less than 25 feet, signs shall be setback two-thirds of the distance between the curblineline and the front of the principal structure on the lot on which the sign is located; and
- 7.10.6.6 Windows may permanently display proprietors' name, business name, address, and telephone number for identification purposes only.
- 7.10.6.7 Windows shall not be painted for permanent advertising purposes. No other painting of windows is permitted except for temporary holiday decorations.
- 7.10.6.8 In lieu of any free-standing signs, an office center containing four or more tenants, shall be allowed additional wall sign area to place the name of their center on the building. The allowable sign area shall be 5% of the applicable wall area, not to exceed 50 S.F., whichever is less.
- 7.10.6.9 Signs must otherwise comply with all requirements contained in §10.3 thru §10.34.

### **7.10.7 Architectural Standards.**

- 7.10.7.1 Newly constructed buildings shall have at least one public, pedestrian entrance located on the street side of the building. There shall be pedestrian access directly from the sidewalk to the principal building entrance.
- 7.10.7.2 New, remodeled and rehabilitated buildings, and other structures shall employ street level design elements that are delineated from the sidewalk level to upper floors through windows, belt courses, cornice lines or similar architectural details. Building entrances shall be positioned to create additional visual interest and opportunities for human activity and interaction.
- 7.10.7.3 The maximum length of a building parallel to a public street shall not exceed 200 feet.
- 7.10.7.4 No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and intersections.

### **7.10.8 Required Architectural Features.**

- 7.10.8.1 The principal entry area of a building shall be designed to express greater architectural detail than other portions of the building. Architectural elements shall include columns, arcades, covered entry-walkway, arches, façade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.
- 7.10.8.2 A minimum of 60% of ground level facades shall be transparent glazing.
- 7.10.8.3 For buildings oriented toward a street, front windows shall be spaced no more than ten feet apart.
- 7.10.8.4 Out-parcel buildings which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.

### **7.10.9 Allowed Architectural Material.**

- 7.10.9.1 Exterior walls for all new buildings shall consist of a minimum of seventy percent of one or a combination of the following durable materials; brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco; architectural concrete masonry with fluted; split-face, or broken-face finish.
- 7.10.9.2 Sloped roof shall be standing seam metal; slate, concrete roof tiles; or composition shingles.
- 7.10.9.3 Decorative parapets or cornices shall be constructed along all flat roof lines.
- 7.10.9.4 All roof-mounted equipment shall be completely screened from view by a decorative parapet or cornice.

### **7.10.10 Prohibited Architectural Material.**

- 7.10.10.1 Prohibited exterior building materials include exterior building materials which are not textured; non-architectural metal panel systems, pre-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel, except for mechanical penthouses and roof screens.
- 7.10.10.2 Prohibited exterior building components, if visible from any public street, includes street gates, burglar bars, chain link fence, and steel roll down curtains. If not visible from any public street, such treatments are allowed.

7.10.10.3 Windows of reflective or opaque glass is prohibited on ground floors of all buildings.

**7.10.11 Allowed Exemptions of Required Architectural Material.**

7.10.11.1 The exterior wall is not visible from any public right-of-way.

7.10.11.2 The exterior wall is screened from adjacent properties which are zoned, developed, or used for residential purposes, by a minimum 25 foot landscape strip planted to buffer standards pursuant to Hoschton Zoning Ordinances.

**7.10.12 Color.**

7.10.12.1 Primary or fluorescent colors shall not be used except on sign faces, awnings, canopies or as accent colors, not to exceed 10% of building face exclusive of window areas.

**7.10.13 Landscape Standards.**

7.10.13.1 **Street Trees.**

7.10.13.1.1 Centered two (2) feet from the sidewalk between the sidewalk and back of curb on public streets or adjacent to the sidewalk away from the street, if in conflict with utilities.

7.10.13.1.2 Centered two (2) feet from the sidewalk along public thoroughfares.

7.10.13.1.3 Minimum caliper three inch (3").

7.10.13.1.4 Planted at approximately thirty feet (30') distance on center.

7.10.13.1.5 Selected from the species approved by the City Council.

7.10.13.2 **Sidewalks.**

7.10.13.2.1 Widths shall be at least five feet, however, may be tapered between landscape types.

7.10.13.2.2 Shall be continued across the entire length of all concrete aprons and shall be designed colored and textured to match the appearance of sidewalk materials.

7.10.13.2.3 Where rights-of-way are insufficient to accommodate the required sidewalk and planted strip, the landscaping may be located outside the right-of-way, if appropriate easements are granted to the City of Hoschton.

7.10.13.2.4 The required sidewalk area, including the sidewalk width located in the public right-of-way, may be calculated as part of the required landscape strip.

7.10.13.3 **Pedestrian Lighting.**

7.10.13.3.1 Lighting shall be installed when new or upgraded sidewalks are constructed.

7.10.13.3.2 Lighting shall be spaced 90 to 100 feet apart and shall be equal distance between required trees.

7.10.13.3.3 Fixtures shall not exceed a maximum height of 16 feet.

7.10.13.3.4 Fixtures shall be installed to maintain a minimum lighting level on the pathway of sic foot-candles and may be of any style appropriate to the architecture of the project and approved by the City Council.

#### **7.10.14 Site Development Standards.**

##### **7.10.14.1 Landscape Strips and Planting Materials.**

7.10.14.1.1 There shall be a ten foot wide landscape strip adjacent to the edge of sidewalk outside the right-of-way.

7.10.14.1.2 Ground covers and mulch or similar materials, shall be utilized in parking lot landscape islands. Turf grass is not permitted.

##### **7.10.14.2 Accessory Structures and Screening.**

7.10.14.2.1 Accessory structures shall not be located in any yard adjacent to a public street.

7.10.14.2.2 Loading dock, refuse and waste removal areas, service yards, exterior work areas, mechanical equipment or other utilities, if visible from a public street, shall be screened from public view by continuous evergreen plantings, opaque fences or other material related to the primary landscape or architectural elements of the site.

7.10.14.2.3 Where walls or fences are used, landscape materials shall be incorporated into the screening scheme whenever feasible.

##### **7.10.14.3 Fences and Walls.**

7.10.14.3.1 Allowable materials include natural and man-made stone, brick, ornamental-decorative wrought iron or aluminum, architectural concrete, or wood.

7.10.14.3.2 Fence made of barbed wire, razor wire, plastic, cloth or chain-link is prohibited.

7.10.14.3.3 When the building front or side is visible to a public street, any wall or fence over two feet in height from finished grade shall not be opaque and shall have a minimum opening ratio of 50%.

7.10.14.3.4 When the back of the building is visible to a public street, fences or walls shall be opaque.

##### **7.10.14.4 Street Furniture and Amenity Zone.**

7.10.14.4.1 Outside the two foot pave band, there shall be a clear zone of six not limited t, utility poles, mail boxes, sign structures, and benches.

7.10.14.4.2 The remaining portion of the sidewalk, outside the clear zone, may be used for waste receptacles, bicycle racks, benches and other seating elements which do not obstruct pedestrian access or motorist visibility.

7.10.14.4.3 Drives through windows are prohibited.

