

Office Residential Analysis

Uses in Office Residential

1. **Single-family dwelling** - Permitted by right (P)
2. **Attached dwelling** - Permitted by right (P)
3. **Multi-family dwelling** - Permitted by right (P)
4. **Accessory dwelling unit** - Accessory use (A)
5. **Adult day care home** - Permitted by right (P)
6. **Community residential home (up to 6 residents)** - Permitted by right (P)
7. **Community residential home (more than 14 residents)** - Permitted by right (P)
8. **Community residential home (7 to 14 residents)** - Permitted by right (P)
9. **Family child care home** - Permitted by right (P)
10. **Single room occupancy residence** - Permitted by right (P)
11. **Alcoholic beverage establishment** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
12. **Assisted living facility** – Not allowed | **Permitted by right (P) | SUPPORTED**
13. **Armor systems manufacturing and assembly** – Not allowed
14. **Bed and breakfast establishment** – Special use permit | **Permitted by right (P) | SUPPORTED**
15. **Business services** – Not allowed | **Permitted by right (P) | SUPPROTED**
16. **Carwash** – Not allowed
17. **Civic, social, or fraternal organization** – Not allowed | **Permitted by right (P) | SUPPORTED**
18. **Day care center** - Permitted by right (P)
19. **Drive-through facility** – Not allowed
20. **Emergency shelter** - Permitted by right (P)
21. **Equipment sales, rental, and leasing, heavy** - Not allowed
22. **Equipment rental and leasing, light** – Permitted by right (P)
23. **Food distribution center for the needy** - Not allowed
24. **Food truck, not located within a food truck park** – Accessory | **Permitted by right (P) | SUPPORTED**
25. **Food truck park (less than 6 pads)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
26. **Food truck park (6 or more pads)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
27. **Gasoline or alternative fuel station** - Not allowed
28. **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
29. **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | NOT SUPPORTED**
30. **Health services** - Permitted by right (P)
31. **Hotel or motel** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
32. **Ice manufacturing/vending machines** - Not allowed | **Accessory (A) | SUPPORTED**
33. **Industrial** - Not allowed
34. **Job training and vocational rehabilitation services** – Not allowed | **Permitted by right (P) | SUPPORTED**
35. **Junkyard or salvage yard** - Not allowed
36. **Laboratory, medical or dental** - Permitted by right (P)
37. **Large-scale retail** - Not allowed

38. **Library** – Not allowed | **Permitted by right (P) | SUPPORTED**
39. **Light assembly, fabrication, and processing** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
40. **Liquor stores** – Not allowed
41. **Medical marijuana dispensing facility** – Accessory (Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.) | **Permitted by right (P) | SUPPORTED**
42. **Microbrewery, microwinery, or microdistillery** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
43. **Mini-warehouses, self-storage facility** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
44. **Museum or art gallery** - Permitted by right (P)
45. **Office** - Permitted by right (P)
46. **Office (medical, dental, or other health-related service)** - Permitted by right (P)
47. **Outdoor storage (principal use)** - Not allowed
48. **Parking, surface (principal use)** - Not allowed
49. **Passenger transit or rail station** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
50. **Personal services** - Permitted by right (P)
51. **Place of religious assembly** - Permitted by right (P)
52. **Public administration building** - Permitted by right (P)
53. **Public maintenance or storage facility** - Not allowed
54. **Public park** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
55. **Recreation, indoor** - Permitted by right (P)
56. **Recreation, outdoor** - Not allowed | **Permitted by right (P) | SUPPORTED**
57. **Recreational vehicle park** - Not allowed
58. **Recycling center** - Not allowed
59. **Rehabilitation center** - Special use permit (S)
60. **Research development or testing facility** - Not allowed
61. **Residence for destitute people** - Special use permit (S)
62. **Restaurant** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
63. **Retail nursery, lawn, or garden supply store** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
64. **Retail sales (not elsewhere classified)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
65. **School (elementary, middle, or high - public or private)** - Special use permit | **Permitted by right (P) | NOT SUPPORTED**
66. **School, professional** - Permitted by right (P)
67. **School, vocational or trade** - Permitted by right (P)
68. **Scooter or electric golf cart sales** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
69. **Sexually-oriented cabaret** - Not allowed
70. **Sexually-oriented motion picture theater** - Not allowed
71. **Sexually-oriented retail store** - Not allowed
72. **Simulated gambling establishment** - Not allowed
73. **Skilled nursing facility** – Not allowed | **Permitted by right (P) | SUPPORTED**
74. **Social service facility** - Special use permit (S)
75. **Solar generation station** - Not allowed

- 76. **Subsistence garden** - Permitted by right (P)
- 77. **Urban market farm, less than 5 acres** - Permitted by right (P)
- 78. **Urban market farm, 5 acres or greater** - Special use permit (S)
- 79. **Truck or bus terminal or maintenance facility** - Not allowed
- 80. **Vehicle repair** - Not allowed
- 81. **Vehicle rental** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 82. **Vehicle sales (no outdoor display)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 83. **Vehicle sales (with outdoor display)** - Not allowed
- 84. **Vehicle services** - Not allowed
- 85. **Veterinary services** - Permitted by right (P)
- 86. **Warehouse or distribution facility (less than 100,000 sf)** - Not allowed
- 87. **Warehouse or distribution facility (100,000 sf or greater)** - Not allowed
- 88. **Waste management facility** - Not allowed
- 89. **Wholesale trade** - Not allowed
- 90. **Wireless communication facility or antenna** – See 30-5.33

The office districts are established for the purpose of encouraging the development of professional offices, low to medium density residential and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.

Objectives. The provisions of the office districts are intended to:

- (1)Encourage, through the OR district, the mixture of compatible residential and office activities at suitable locations;
- (2)Permit development to locate in close proximity to residential areas, provided that such development will not be incompatible with its surroundings;
- (3)Promote, through development plan approval, the most efficient use of the land, as well as establish a harmonious relationship between such development and its environment;(4)Require appropriate buffering or screening around such development when it abuts any residential district boundary, to maintain its compatibility with such abutting district;
- (5)Create transitional areas between low intensity land uses and other intense land uses; and

Appropriateness of Alcoholic Beverage Establishment as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Alcoholic Beverage Establishment:** Any use located in any structure or building or portion thereof that:
 - Involves the retail sale of alcoholic beverages for consumption on the premises. This phrase does not include:
 - i. Uses that involve a de minimis retail sale of alcoholic beverages.
 - ii. An accessory use that involves the retail sale of alcoholic beverages for consumption on-premises if the principal use is:
 - Civic, social, or fraternal organizations.
 - Amusement and recreation services.
 - Motion picture theaters.
 - Hotels and motels when the alcoholic beverage establishment is operated by the management of the hotel or motel.
 - Restaurants, as defined below.
 - Grocery stores with an accessory use that includes prepared foods for onsite consumption; however, this does not include convenience stores.

Land Use Category: Office (O)

Description:

- The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses.
- Office designations shall be applied to compact office development.
- Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district.
- Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code.
- Densities shall not exceed 20 units per acre.
- Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches.
- Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Additional Regulations: Sec. 30-5.3 - Alcoholic Beverage Establishments

Proximity Restrictions:

- No alcoholic beverage establishment may be located within 300 linear feet of an established place of religious assembly.
- No alcoholic beverage establishment may be located within 400 linear feet of any public or private school offering any grades from kindergarten through the twelfth grade.
- No entrance or exit, except for emergency entrances or exits, connected to any portion of a building normally used by patrons of an alcoholic beverage establishment as a continuous and unobstructed path of travel shall be located within 100 linear feet of the district boundary line of a residential zoning district.

Special Use Permit Considerations:

- Noise generated by the proposed establishment, considering placement of doors, windows, and open spaces and any plans for music or entertainment.
- Amount of traffic generation and the pattern of its dispersal from the site, considering likely impacts on residential areas or conflicts with other uses.
- Hours of activity.

Compatibility with Land Use Intent:

- The primary intent of the Office (O) land use category is to accommodate office, residential, professional and service uses, and hospital and medical uses.
- The category also allows for appropriate ancillary uses, which may include restaurants, subject to a Special Use Permit.
- Given the nature of alcoholic beverage establishments, they are not typically aligned with the quieter, professional environment intended for office uses.
- The OR zoning district is designed to facilitate a mix of office and residential uses.
- Allowing an alcoholic beverage establishment as a permitted use may alter the character of the district, potentially leading to increased noise and activity levels not typically associated with office or residential environments.

Conclusion:

Allowing an alcoholic beverage establishment as a permitted use in the Office Residential (OR) zoning district within the Office (O) land use category may not be fully consistent with the intent and guidelines of the land use category. The distinct nature of alcoholic beverage establishments suggests that a Special Use Permit would be more appropriate, enabling a thorough evaluation of each proposal's impact on the district's character, density, and intensity. This approach ensures that potential negative impacts on sensitive uses and residential areas are adequately addressed.

Appropriateness of Assisted Living Facility as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Assisted Living Facility:** A residential facility that provides personal care services to individuals who require assistance with activities of daily living but do not require the intensive medical care provided in a hospital or nursing home. These facilities typically offer services such as meals, medication management, housekeeping, and social activities.

Land Use Category: Office (O)

Description:

- The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses.
- Office designations shall be applied to compact office development.
- Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district.
- Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code.
- Densities shall not exceed 20 units per acre.
- Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches.
- Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Additional Regulations:

- **Density and Intensity Controls:**
 - Residential density shall not exceed 20 units per acre.
 - Building height limits are set to 5 stories, with a potential increase to 8 stories by Special Use Permit.

Compatibility with Land Use Intent:

- The Office land use category is intended to accommodate a mix of office, residential, professional, and service uses.
- Assisted living facilities provide a residential use that aligns with the intent to accommodate residential development within the Office zoning district.
- These facilities offer services that are ancillary to the residential component, such as personal care, meals, and social activities, which are compatible with the professional and service uses allowed in the Office land use category.

Impact on Density and Intensity:

- Assisted living facilities typically have lower residential densities compared to other residential uses, often ranging from 10 to 20 units per acre, depending on the level of care and unit sizes.
- The land use category's maximum residential density of 20 units per acre can accommodate the typical density of assisted living facilities.
- The facility's design, including building height and coverage, must comply with the land development regulations, ensuring it aligns with the intended scale and intensity of the district.

Zoning District Characteristics:

- The OR zoning district is designed to facilitate a mix of office and residential uses, promoting a balanced and integrated community.
- Assisted living facilities contribute to this balance by providing a residential option for individuals who need assistance with daily activities, complementing the office and professional uses in the district.
- The presence of an assisted living facility can enhance the district's appeal by providing a continuum of care for residents, from independent living to assisted living.

Regulatory Alignment:

- The Office land use category's emphasis on controlled intensity, height limits, and residential density aligns with the characteristics of assisted living facilities.
- Assisted living facilities can be designed to face the street and adhere to modest build-to lines, maintaining the district's intended urban form and character.

Special Use Permit Considerations:

- While the land use category allows for some non-office type uses by Special Use Permit, the compatibility of assisted living facilities with the residential and professional uses in the district suggests that they could be permitted by right.

- This approach ensures that the facilities can be integrated into the district without the additional burden of a Special Use Permit process, streamlining development and providing needed residential options for the community.

Conclusion:

Allowing assisted living facilities as a permitted use in the Office Residential (OR) zoning district within the Office (O) land use category is appropriate and consistent with the intent and guidelines of the land use category. These facilities align with the residential and service-oriented nature of the district, contributing to a balanced and integrated community. The typical density and design characteristics of assisted living facilities can be accommodated within the established density and intensity controls, ensuring compatibility with the district's urban form and character.

Appropriateness of Bed and Breakfast Establishment as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Bed and Breakfast Establishment:** A Bed and Breakfast (B&B) is a type of lodging establishment that typically offers overnight accommodations and a morning meal. Some key characteristics of a Bed and Breakfast includes:
- **Residential Setting:** B&Bs are usually located in private homes or small residential buildings, often converted from existing residences.
- **Limited Number of Guest Rooms:** A typical B&B has a small number of guest rooms, often ranging from 1 to 10 rooms. This creates an intimate and personal atmosphere for guests.
- **Owner-Operated:** B&Bs are often owner-occupied, meaning the proprietor lives on-site or nearby and manages the day-to-day operations. This allows for personalized service and interaction with guests.
- **Inclusive Breakfast:** The defining feature of a B&B is that it provides a complimentary breakfast as part of the lodging package. This meal is usually homemade and served in a common dining area.
- **Home-like Atmosphere:** B&Bs are known for their cozy, home-like environment, often featuring unique and charming decor. The goal is to create a welcoming and comfortable stay for guests.
- **Short-Term Lodging:** B&Bs cater primarily to travelers looking for short-term accommodations, typically ranging from one night to a few days.
- **Personalized Experience:** The smaller scale and owner-operated nature of B&Bs often allow for a more personalized and tailored experience for guests, including local insights, customized services, and a friendly, welcoming atmosphere.

Overall, a Bed and Breakfast aims to offer a more intimate and unique lodging experience compared to larger hotels, often emphasizing comfort, hospitality, and a sense of home away from home.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. It supports mixed-use development and includes provisions for residential uses within the office zoning district. Non-office uses like restaurants may be allowed by a Special Use Permit.

Current Regulation:

- **Bed and Breakfast Establishment:** Currently requires a Special Use Permit in the OR zoning district.

Proposed Change:

- Allowing Bed and Breakfast Establishment as a permitted use instead of requiring a Special Use Permit.

Standards and Requirements (Sec. 30-5.4):

A. The owner or manager shall live on the premises. B. Separate toilet and bathing facilities for the exclusive use of guests shall be provided. C. Cooking facilities shall be approved by the county health department. In residential zoning districts, cooking shall be for overnight guests and residents only. No cooking facilities shall be allowed in guest bedrooms. D. Bed and breakfast establishments shall comply with appropriate health permits, building and fire codes, and business licenses, including but not limited to a license from the division of hotels and restaurants applicable to such use. E. In addition to the parking required for the residence, one parking space shall be provided for each guestroom. The city manager or designee may vary the parking requirement for those properties listed on the local register of historic places based on site constraints, including small yards, inadequate space for parking, and the availability of on-street parking. F. Any sign for a bed and breakfast located in a local historic district or listed on the local register of historic places shall be reviewed by the applicable city staff according to the general signage regulations and by the historic preservation board in accordance with the preservation design guidelines.

Compatibility with Land Use Intent:

- The Office land use category supports mixed-use development, which includes residential and service uses.
- A bed and breakfast establishment fits within the scope of residential uses that offer additional services, enhancing the mixed-use nature of the district.

Impact on Surrounding Areas:

- Bed and breakfast establishments are typically low-impact, residential-scale operations that blend well into mixed-use and residential neighborhoods.
- The requirement for the owner or manager to live on the premises ensures onsite supervision, reducing the likelihood of disturbances.

Operational Considerations:

- Compliance with health, building, and fire codes ensures the safety and well-being of guests and residents.
- Providing separate toilet and bathing facilities for guests maintains privacy and convenience.
- Adequate parking provisions ensure that the establishment does not contribute to parking congestion in the area.

Consistency with Office (O) Land Use:

- The inclusion of bed and breakfast establishments aligns with the goal of creating a vibrant, mixed-use environment that includes residential and service uses.
- Allowing this use by right simplifies the approval process, encouraging the establishment of bed and breakfast operations that can enhance the attractiveness of the area for visitors and residents alike.

Economic and Community Benefits:

- Bed and breakfast establishments support local tourism and provide an economic boost to the area by attracting visitors.
- They offer a unique lodging experience that can differentiate the district from other areas, making it more appealing.

Conclusion:

Allowing Bed and Breakfast Establishments as a permitted use in the OR zoning district with Office land use is consistent with the goals and objectives of the land use category. It supports the mixed-use nature of the district, provides economic and community benefits, and adheres to strict operational standards that ensure compatibility with the surrounding area. Therefore, this proposed change is appropriate and beneficial for the district.

Appropriateness of Business Services as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

Business Services: Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; employment services; management and consulting services; protective services; office equipment rental and leasing; commercial research; development and testing; photo finishing; and personal supply services.

Land Use Category: Office (O)

Description:

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses.
- Office designations shall be applied to compact office development.
- Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district.
- Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code.
- Densities shall not exceed 20 units per acre.
- Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches.
- Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Additional Regulations:

- **Density and Intensity Controls:**
 - Residential density shall not exceed 20 units per acre.

- Building height limits are set to 5 stories, with a potential increase to 8 stories by Special Use Permit.

Compatibility with Land Use Intent:

- The Office land use category is intended for office, residential, professional, and service uses. Business services fall directly under professional and service uses.
- Business services provide essential support to office and residential uses, enhancing the functionality and attractiveness of the district.
- By including business services as a permitted use, the district can attract a variety of businesses that offer necessary services to both residents and other businesses, fostering a vibrant and integrated community.

Impact on Density and Intensity:

- Business services typically have a moderate intensity and are often located in office buildings or similar structures, which aligns with the compact office development intended for the Office land use category.
- The land use category's maximum residential density of 20 units per acre and the height limit of 5 stories (or up to 8 stories with a Special Use Permit) can accommodate the inclusion of business services without compromising the district's character or scale.

Zoning District Characteristics:

- The OR zoning district promotes a mix of office and residential uses, aiming to create a balanced and vibrant community.
- Business services complement this mix by providing necessary support and amenities to both residents and businesses, enhancing the overall functionality and appeal of the district.
- The inclusion of business services aligns with the district's goal of fostering a diverse range of uses that support the needs of both residents and businesses.

Regulatory Alignment:

- The Office land use category's emphasis on controlled intensity, height limits, and residential density aligns with the typical characteristics of business services.
- Business services can be designed to face the street and adhere to modest build-to lines, maintaining the district's intended urban form and character.
- Allowing business services by right simplifies the approval process and encourages the establishment of such uses in suitable locations, supporting the district's mixed-use character.

Special Use Permit Considerations:

- While the land use category allows for some non-office type uses by Special Use Permit, business services are closely aligned with the primary intent of the Office land use category.
- Allowing business services as a permitted use rather than requiring a Special Use Permit reduces the administrative burden and facilitates the integration of such uses into the district.

Conclusion:

Allowing business services as a permitted use in the Office Residential (OR) zoning district within the Office (O) land use category is appropriate and consistent with the intent and guidelines of the land use category. Business services align with the professional and service-oriented nature of the district, contributing to a balanced and integrated community. The typical intensity and design characteristics of business services can be accommodated within the established density and intensity controls, ensuring compatibility with the district's urban form and character. Allowing these establishments by right simplifies the approval process and supports the development of a diverse range of uses in the district.

Appropriateness of Civic, Social, or Fraternal Organization as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

Civic, Social, or Fraternal Organization: A membership organization dedicated to advancing the interests of its members and the community, often through social, educational, or charitable activities. Examples include lodges, fraternities, sororities, and other community-focused groups.

Land Use Category: Office (O)**Description:**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses.
- Office designations shall be applied to compact office development.
- Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district.

- Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code.
- Densities shall not exceed 20 units per acre.
- Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches.
- Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Compatibility with Land Use Intent:

- The Office land use category is intended for office, residential, professional, and service uses. Civic, social, or fraternal organizations align with the community-focused and service-oriented aspects of the land use category.
- These organizations provide social, educational, and charitable services that can enhance the community, complementing the residential and office uses in the district.
- By including civic, social, or fraternal organizations as a permitted use, the district can attract community-focused groups that contribute to the social and cultural fabric of the area, fostering a vibrant and cohesive community.

Impact on Density and Intensity:

- Civic, social, or fraternal organizations typically have a moderate intensity and can be accommodated within the existing density and intensity controls of the Office land use category.
- The land use category's maximum residential density of 20 units per acre and the height limit of 5 stories (or up to 8 stories with a Special Use Permit) can support the inclusion of these organizations without compromising the district's character or scale.

Zoning District Characteristics:

The OR zoning district promotes a mix of office and residential uses, aiming to create a balanced and vibrant community.

The Office Residential (OF) zoning district is designed to:

- Encourage a Mix of Uses: Primarily office and residential uses to create a transition between more intense commercial areas and purely residential neighborhoods.

- **Promote Compatibility:** Ensure that the uses within the district are compatible with the surrounding residential areas, maintaining the character and tranquility of the neighborhood.
- **Support Residential Character:** Retain a residential character with complementary office uses that do not generate significant traffic, noise, or other disturbances.
 - Civic, social, or fraternal organizations complement this mix by providing necessary social and community services, enhancing the overall functionality and appeal of the district; and allowing for a transitional use from a more intense commercial use to a more residential use.
 - The inclusion of these organizations aligns with the district's goal of fostering a diverse range of uses that support the needs of both residents and businesses.

Regulatory Alignment:

- The Office land use category's emphasis on controlled intensity, height limits, and residential density aligns with the typical characteristics of civic, social, or fraternal organizations.
- These organizations can be designed to face the street and adhere to modest build-to lines, maintaining the district's intended urban form and character.
- Allowing civic, social, or fraternal organizations by right simplifies the approval process and encourages the establishment of such uses in suitable locations, supporting the district's mixed-use character.

Special Use Permit Considerations:

- While the land use category allows for some non-office type uses by Special Use Permit, civic, social, or fraternal organizations are closely aligned with the primary intent of the Office land use category.
- Allowing these organizations as a permitted use rather than requiring a Special Use Permit reduces the administrative burden and facilitates the integration of such uses into the district.

Conclusion:

Allowing civic, social, or fraternal organizations as a permitted use in the Office Residential (OR) zoning district within the Office (O) land use category is appropriate and consistent with the intent and guidelines of the land use category. These organizations align with the community-focused and service-oriented nature of the district, contributing to a balanced and integrated community. The typical intensity and design characteristics of civic, social, or fraternal organizations can be accommodated within the established density and intensity controls, ensuring compatibility with the district's urban form and character. Allowing these establishments by right simplifies the approval process and supports the development of a diverse range of uses in the district.

Appropriateness of Food Truck (not located within a food truck park) as a Permitted Use in Office Residential (OR)

Food trucks have become a popular trend in urban areas, offering a variety of quick, convenient dining options. These mobile vendors can bring vibrancy and a sense of community to many locations.

Definition:

- **Food Truck:** A motorized self-contained wheeled vehicle, wheeled trailer, and other conveyances, regardless of the means of propulsion, that is used to vend immediately consumable food or beverage products and is classified as either:
 - **Class I:** Mobile kitchens that have the capability to cook, prepare, and assemble food items on or in the unit.
 - **Class II:** Canteen units where no preparation or assembly of foods or beverages take place on or in the unit, but which may heat and serve pre-cooked foods or fruits, vegetables, pre-packaged foods or drinks.
- Food trucks typically:
 - Offer Mobile Food Service: Serving a variety of food items, often with quick service.
 - Operate on a Temporary Basis: Moving to different locations rather than being stationary.
 - Require Minimal Infrastructure: Unlike traditional restaurants, food trucks require little more than parking space and access to utilities.
 - Generate Customer Traffic: Attracting people during meal times, often resulting in increased foot traffic and short-term parking demand.

Land Use Category: Office (O)

Description:

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- Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code.

- Densities shall not exceed 20 units per acre.
- Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches.
- Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Current Regulation:

- **Food Truck (not located within a food truck park):** Currently allowed as an accessory use in the OR zoning district.

Proposed Change:

- Allowing Food Truck (not located within a food truck park) as a permitted use instead of an accessory use.

Compatibility with Land Use Intent:

- The Office land use category supports a mix of office, residential, professional, and service uses, including ancillary uses.
- Food trucks provide a convenient and flexible dining option that caters to the needs of office workers, residents, and visitors, enhancing the service offerings within the district.
- Allowing food trucks as a permitted use aligns with the land use category's goal of accommodating a variety of ancillary uses that support the primary office and residential functions.

Impact on Surrounding Areas:

- Food trucks can attract foot traffic, contributing to a lively and active streetscape, which is beneficial for office and mixed-use developments.
- They can serve as a draw for nearby office employees and residents, creating a more vibrant and engaging environment.

Operational Considerations:

- Food trucks require provisions for utilities such as water, sewer, electricity, gas, grease interceptors, and solid waste management. Ensuring these needs are met will be crucial for their successful integration.

- Allowing food trucks as a permitted use would require ensuring they do not obstruct pedestrian pathways or create congestion in parking areas.

Consistency with Office (O) Land Use:

- The inclusion of food trucks as a permitted use would be consistent with the Office land use category, which allows for restaurants and other service-oriented uses to support the primary office function.
- It aligns with the category's emphasis on creating a compact, mixed-use development that integrates residential and service uses seamlessly with office functions.

Economic Benefits:

- Food trucks can support local entrepreneurs and small business owners, contributing to the economic vitality of the district.
- They offer diverse food options, enhancing the attractiveness of the area for both workers and residents.

Conclusion:

Allowing Food Truck (not located within a food truck park) as a permitted use in the OR zoning district with Office land use is consistent with the goals and objectives of the land use category. It enhances the service offerings within the district, supports a vibrant and active streetscape, and aligns with the mixed-use and service-oriented nature of the Office land use. Therefore, this proposed change is appropriate and beneficial for the district.

Appropriateness of Food Truck Park (less than 6 pads) as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Food truck parks, which provide designated spaces for multiple food trucks to operate simultaneously, have become a popular feature in many urban environments. While they offer a variety of dining options and can create a vibrant social atmosphere, their intensity and associated impacts can differ significantly from individual food trucks.

Definition:

- **Food Truck Park:** A parcel(s) of land containing three or more food truck pads where food trucks serve as the principal use of the parcel(s). This does not include any parcel(s) where food trucks or vending carts serve as a secondary or accessory use.
- Food truck parks typically:
 - Host Multiple Food Trucks: Providing designated spaces for several food trucks to operate simultaneously.
 - Create a Destination: Attracting more visitors due to the variety of food options available.
 - Require Infrastructure: Including seating areas and restrooms,
 - Generate Significant Traffic: Due to their popularity, especially during meal times and events.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. It supports compact office development and mixed-use, live-work, and compound use residential developments within the Office zoning district. Non-office uses such as restaurants may be allowed by a Special Use Permit.

Current Regulation:

- **Food Truck Park (less than 6 pads):** Not allowed

Proposed Change:

- Allowing Food Truck Park (less than 6 pads) as a permitted use

Standards and Requirements (Sec. 30-5.13):

A. **Location:** Food truck parks may be located on property within zoning districts that allow food truck parks and within planned development (PD) zoning districts that allow either restaurants or alcoholic beverage establishments. B. **Construction Standards:** Food truck pads and associated facilities may be constructed with alternatives to asphalt and cement if the site meets acceptable stormwater management practices and does not accumulate mud or debris on public right-of-way. C. **Utilities:**

- Must provide connections to electric utility services.
- Must provide restroom facilities connected to water and sewer utility services, and have plumbing facilities as required by the Florida Building Code.
- Must provide one handwashing station per two food trucks or food truck pads.
- Food trucks must not operate a generator at the site, except in emergencies.
- Must provide central solid waste disposal areas and recycling facilities, and where applicable, grease interceptors. D. **Parking and Pedestrian Infrastructure:** Must meet the requirements of article VII. Two bicycle parking spaces per food truck pad are

required. Existing pedestrian and service infrastructure may be used unless additional sidewalk facilities are needed for safety. E. **Alcoholic Beverages:** Sale or consumption of alcoholic beverages is allowed if located in a zoning district that permits it. F.

Accessory Activity Areas: Development plans must designate all accessory activity areas and comply with applicable regulations. G. **Designated Agent:** Must register a designated agent with the city to address and resolve issues of permitting, code compliance, operations, and site maintenance.

Impact on Surrounding Areas:

- Food truck parks, even those with fewer than six pads, can significantly increase traffic and parking demand, especially during peak meal times and special events. This can lead to congestion and parking shortages, impacting both residents and office users in the OR district.
- The presence of multiple food trucks and the customers they attract can generate considerable noise, including from generators, customer activity, and live entertainment if provided. This can disrupt the quiet, residential character intended for the OR district.

Operational Considerations:

- Compliance with construction, utility, and operational standards ensures that food truck parks are well-maintained and do not negatively impact the surrounding area.
- Providing adequate utilities, parking, and pedestrian infrastructure supports the seamless integration of food truck parks into the existing urban fabric.

Consistency with Office (O) Land Use:

- While food truck parks with less than six pads offer a variety of dining options and can create a vibrant social atmosphere, their intensity and associated impacts can disrupt the quiet, low-intensity character and residential focus intended for the OR district.

Urban Form and Character:

- While food truck parks can add vibrancy and create social hubs, their operation can conflict with the intended mixed-use, low-intensity character of the OR district. The scale and scope of food truck parks are more suited to commercial or mixed-use areas with higher foot traffic and infrastructure capacity.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** Theoretically, food truck parks could contribute to community vibrancy and provide convenient dining options.

- **Inconsistency:** In practice, their intensity disrupts the residential character, leading to issues with noise, traffic, and parking.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Food truck parks can support compact urbanism by attracting visitors and providing dining options close to residential and office uses.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial or higher-density mixed-use areas, not low-intensity residential-office districts.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Food truck parks can enhance the unique character of urban areas by providing vibrant community spaces.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OR district.

Conclusion

While food truck parks offer benefits such as increased dining options and social gathering spaces, their intensity and associated impacts make them unsuitable for the Office Residential (OF) zoning district. The higher traffic, noise, and disruption levels associated with food truck parks are incompatible with the low-intensity, residential character of the OR district. Therefore, it is recommended that food truck parks with fewer than six pads not be allowed as a permitted use in the OR zoning district to preserve the district's intended character and align with the goals of the Comprehensive Plan.

Appropriateness of Food Truck Park (6 or more pads) as a Permitted Use in Office Residential (OR) Zoning District

Food truck parks, particularly those with six or more pads, are popular urban features that offer diverse dining options and create lively social hubs. However, their intensity and associated impacts differ significantly from smaller food truck parks or individual food trucks.

Definition:

- **Food Truck Park:** A parcel(s) of land containing three or more food truck pads where food trucks serve as the principal use of the parcel(s). This does not include any parcel(s) where food trucks or vending carts serve as a secondary or accessory use.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. It supports compact office development and mixed-use, live-work, and compound use residential developments within the Office zoning district. Non-office uses such as restaurants may be allowed by a Special Use Permit.

Current Regulation:

- **Food Truck Park (6 or more pads):** Not allowed

Proposed Change:

- Allowing Food Truck Park (6 or more pads) as a permitted use

Standards and Requirements (Sec. 30-5.13):

A. **Location:** Food truck parks may be located on property within zoning districts that allow food truck parks and within planned development (PD) zoning districts that allow either restaurants or alcoholic beverage establishments. B. **Construction Standards:** Food truck pads and associated facilities may be constructed with alternatives to asphalt and cement if the site meets acceptable stormwater management practices and does not accumulate mud or debris on public right-of-way. C. **Utilities:**

- Must provide connections to electric utility services.
- Must provide restroom facilities connected to water and sewer utility services, and have plumbing facilities as required by the Florida Building Code.
- Must provide one handwashing station per two food trucks or food truck pads.
- Food trucks must not operate a generator at the site, except in emergencies.
- Must provide central solid waste disposal areas and recycling facilities, and where applicable, grease interceptors. D. **Parking and Pedestrian Infrastructure:** Must meet the requirements of article VII. Two bicycle parking spaces per food truck pad are required. Existing pedestrian and service infrastructure may be used unless additional sidewalk facilities are needed for safety. E. **Alcoholic Beverages:** Sale or consumption of alcoholic beverages is allowed if located in a zoning district that permits it. F. **Accessory Activity Areas:** Development plans must designate all accessory activity areas and comply with applicable regulations. G. **Designated Agent:** Must register a

designated agent with the city to address and resolve issues of permitting, code compliance, operations, and site maintenance.

Compatibility with Land Use Intent:

- While food truck parks can add vibrancy and create social hubs, their operation can conflict with the intended mixed-use, low-intensity character of the OR district. The scale and scope of larger food truck parks are more suited to commercial or higher-density mixed-use areas with higher foot traffic and infrastructure capacity.

Impact on Surrounding Areas:

- Food truck parks with six or more pads significantly increase traffic and parking demand, particularly during peak times. This can lead to congestion and parking shortages, impacting both residents and office users in the OR district.
- The presence of multiple food trucks and the large number of customers they attract can generate considerable noise. This includes noise from generators, customer activity, live entertainment, and general crowd noise, which can disrupt the quiet, residential character intended for the OR district.
- The operation of several food trucks in one location substantially increases the intensity of use compared to smaller food truck parks or individual food trucks. This higher intensity is generally incompatible with the low-intensity character and residential focus of the OR district.

Comprehensive Plan Consistency:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** Theoretically, food truck parks could contribute to community vibrancy and provide convenient dining options.
- **Inconsistency:** In practice, their intensity disrupts the residential character, leading to issues with noise, traffic, and parking.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Food truck parks can support compact urbanism by attracting visitors and providing dining options close to residential and office uses.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial or higher-density mixed-use areas, not low-intensity residential-office districts.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Food truck parks can enhance the unique character of urban areas by providing vibrant community spaces.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OR district.

Conclusion

While food truck parks with six or more pads offer benefits such as increased dining options and vibrant social spaces, their intensity and associated impacts make them unsuitable for the Office Residential (OF) zoning district. The higher traffic, noise, and disruption levels associated with larger food truck parks are incompatible with the low-intensity, residential character of the OR district. Therefore, it is recommended that food truck parks with six or more pads not be allowed as a permitted use in the OR zoning district to preserve the district's intended character and align with the goals of the Comprehensive Plan.

Appropriateness of Go-Cart Raceway and Rentals (Indoor) as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Go-cart raceways and rentals, both indoor and outdoor, offer unique recreational activities that can attract a wide range of visitors. However, these uses come with significant impacts due to their nature, which may not align with the objectives of an Office Residential (OF) zoning district.

Definition:

- **Go-Cart Raceway and Rentals (Indoor):** A facility that offers indoor go-cart racing and rentals for recreational purposes. These establishments typically include a track, go-carts, and supporting amenities like seating areas, concessions, and restrooms.
- Go-cart raceways and rentals typically:
 - **Indoor Facilities:** Enclosed spaces designed for go-cart racing, often featuring controlled environments with soundproofing measures.
 - **High Activity Levels:** Attract significant numbers of participants and spectators, leading to increased traffic and parking demand.
 - **Noise Generation:** Produce considerable noise from engines, crowd activity, and PA systems, particularly for outdoor facilities.
 - **Intensive Use:** Operate frequently, including evenings and weekends, which can disrupt surrounding areas.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Go-Cart Raceway and Rentals (Indoor):** Not explicitly listed as a permitted use in the OR zoning district, typically requiring special consideration due to potential noise, traffic, and safety impacts.

Proposed Change:

- Allowing Go-Cart Raceway and Rentals (Indoor) as a permitted use

Compatibility with Land Use Intent:

- Go-cart raceways, by their nature, create a distinct and high-energy environment. While this can add vibrancy, it is not compatible with the residential-office balance intended for the OR district. The scale and nature of go-cart raceways are more suitable for areas designed for higher-intensity recreational or commercial uses.

Impact on Surrounding Areas:

- Go-cart raceways attract large numbers of visitors, leading to increased traffic congestion and significant parking demand. This can be particularly disruptive in an OR district, which is designed to accommodate lower-intensity uses.
- The noise generated by go-cart engines, crowd activities, and PA systems is substantial. This noise can be highly disruptive to the quiet, residential character of the OR district.
- The high level of activity associated with go-cart raceways, including frequent operation and large gatherings, is inconsistent with the intended low-intensity character of the OR district. This use is more suited to commercial or industrial areas where such activities can be better accommodated.

Comprehensive Plan Consistency:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** Go-cart raceways could theoretically contribute to community recreation and vibrancy.

- **Inconsistency:** The intensity and noise of go-cart raceways disrupt the residential character and are not within easy walking distance to daily needs, conflicting with the goal of integrated, community-serving facilities.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Go-cart raceways can promote compact urbanism by attracting visitors.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial or industrial areas, not low-intensity residential-office districts.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Go-cart raceways can enhance the unique character of urban areas by providing vibrant recreational spaces.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OR district.

Conclusion

Go-cart raceways and rentals, both indoor and outdoor, bring significant recreational opportunities but also substantial impacts such as increased traffic, noise, and activity levels. These impacts are inconsistent with the low-intensity, residential character of the Office Residential (OR) zoning district. Therefore, it is recommended that go-cart raceways and rentals, whether indoor or outdoor, not be allowed as a permitted use in the OR zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

Appropriateness of Hotel and Motel as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Hotels and motels provide lodging accommodations that can serve travelers, business professionals, and tourists. However, these uses come with significant impacts due to their nature, which may not align with the objectives of an Office Residential (OF) zoning district

Definition:

- **Hotel and Motel:** An establishment providing lodging, meals, and other services for travelers and tourists. Hotels and motels typically offer private rooms with attached

bathrooms, and additional amenities such as restaurants, conference rooms, swimming pools, and fitness centers.

- Hotels and motels typically:
 - Accommodations: Provide temporary lodging for guests, often including amenities such as dining, meeting rooms, and recreational facilities.
 - High Activity Levels: Attract significant numbers of guests, leading to increased traffic and parking demand.
 - 24/7 Operations: Operate continuously, leading to constant activity and potential disturbances.
 - Commercial Nature: Primarily serve commercial purposes, catering to non-residential needs.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Hotel and Motel:** Currently not allowed

Proposed Change:

- Allowing Hotel and Motel as a permitted use

Analysis:

Compatibility with Land Use Intent:

- Hotels and motels create a distinct and high-traffic environment. While they can add vibrancy, they are not compatible with the residential-office balance intended for the OR district. The scale and nature of these facilities are more suitable for areas designed for higher-intensity commercial uses.

Impact on Surrounding Areas:

- Hotels and motels attract a substantial number of guests, leading to increased traffic congestion and significant parking demand. This can be particularly disruptive in an OR district, which is designed to accommodate lower-intensity uses.

- The constant activity associated with hotels and motels, including late-night arrivals and departures, can generate significant noise and disturbances. This continuous activity is incompatible with the quiet, residential character of the OR district.
- The high level of activity and commercial nature of hotels and motels are inconsistent with the intended low-intensity character of the OR district. These uses are more suited to commercial or mixed-use areas where such activities can be better accommodated.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** Hotels and motels could theoretically contribute to community vibrancy.
- **Inconsistency:** The intensity and noise of hotels and motels disrupt the residential character and are not within easy walking distance to daily needs, conflicting with the goal of integrated, community-serving facilities.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Hotels and motels can promote compact urbanism by attracting visitors.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial or mixed-use areas, not low-intensity residential-office districts.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Hotels and motels can enhance the unique character of urban areas by providing lodging facilities.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OR district.

Conclusion

Hotels and motels bring significant benefits such as lodging and economic activity but also substantial impacts such as increased traffic, noise, and activity levels. These impacts are inconsistent with the low-intensity, residential character of the Office Residential (OF) zoning district. Therefore, it is recommended that hotels and motels not be allowed as a permitted use in the OR zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

Analysis: Appropriateness of Ice Manufacturing/Vending Machines as an Accessory Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Ice Manufacturing/Vending Machines:** Facilities or equipment designed for the production and dispensing of ice, typically through self-service vending machines located on-site. These can range from small machines that dispense ice cubes to larger facilities that produce and store ice for commercial distribution.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Ice Manufacturing/Vending Machines:** Typically considered an industrial use and may be subject to specific zoning regulations depending on the district.

Proposed Change:

- Allowing Ice Manufacturing/Vending Machines as an accessory use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- The Office land use category supports mixed-use development, including residential, office, and service uses. As an accessory use, ice manufacturing/vending machines can complement these primary uses by providing a convenient service for building occupants and visitors.
- This use aligns with the intent of providing ancillary services that support the primary office and residential uses, enhancing the overall functionality of the district.

Impact on Surrounding Areas:

- **Traffic:** Ice vending machines generate minimal additional traffic, primarily serving existing visitors and building occupants. They do not significantly impact overall traffic patterns.
- **Noise:** Properly designed and maintained vending machines produce minimal noise. Locating these machines in less obtrusive areas (e.g., building interiors or service areas) further minimizes any potential noise impact.
- **Aesthetic Impact:** Small-scale ice vending machines can be integrated into building designs with minimal visual impact. Proper placement and design can ensure they do not detract from the aesthetic appeal of the district.

Operational Considerations:

- Ice vending machines should be strategically placed to ensure easy access without obstructing pedestrian or vehicle flow.
- Regular maintenance and servicing are essential to ensure cleanliness, functionality, and compliance with health and safety standards.
- Waste management solutions (e.g., trash bins for ice bags) should be provided to maintain cleanliness around the vending machines.

Consistency with Office (O) Land Use:

- Allowing ice vending machines as an accessory use aligns with the goal of providing necessary ancillary services to support primary office and residential uses.
- This use enhances the convenience for building occupants and visitors, contributing to the overall attractiveness of the district.
- Given their minimal space requirements and low impact, ice vending machines fit well within the compact, mixed-use environments envisioned for Office land use areas.

Economic and Community Benefits:

- Ice vending machines offer a convenient service for office workers, residents, and visitors, potentially reducing the need for additional trips to off-site locations.
- These machines can generate additional revenue for property owners while providing a valuable service to the community.
- As an ancillary use, ice vending machines contribute to the overall functionality and convenience of mixed-use developments.

Specific Considerations:

- Placement of ice vending machines should be carefully planned to avoid conflicts with pedestrian and vehicular traffic.
- Ensuring that these machines comply with all health and safety regulations is crucial. This includes regular maintenance, proper sanitation, and adherence to any relevant building codes.
- Design and aesthetic considerations should be addressed to ensure that the machines integrate seamlessly into the surrounding environment.

Conclusion:

Allowing Ice Manufacturing/Vending Machines as an accessory use in the OR zoning district with Office land use is appropriate. This use supports the primary office and residential functions by providing a convenient service with minimal impact on traffic, noise, and aesthetics. Proper placement, maintenance, and compliance with health and safety regulations are essential to ensure that this use contributes positively to the district's functionality and attractiveness. Therefore, this proposed change can be supported, aligning with the goals of creating vibrant, mixed-use environments.

Appropriateness of Job Training and Vocational Rehabilitation Services as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Job Training and Vocational Rehabilitation Services:** These services encompass a range of programs designed to provide individuals with the skills and support necessary to obtain and maintain employment. This can include job skills training, resume workshops, interview preparation, career counseling, and services for individuals with disabilities to help them enter or re-enter the workforce.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Job Training and Vocational Rehabilitation Services:** Typically considered a professional and service use, which fits within the scope of office land use categories.

Proposed Change:

- Allowing Job Training and Vocational Rehabilitation Services as a permitted use in the OR zoning district.

Analysis:**Compatibility with Land Use Intent:**

- The Office land use category supports a mix of office, residential, professional, and service uses. Job training and vocational rehabilitation services align with these goals by providing essential support services that can benefit the local workforce and community.
- This use aligns with the intent of providing services that support the professional and economic development of the community, enhancing the overall functionality and attractiveness of the district.

Impact on Surrounding Areas:

- **Traffic:** Job training and vocational rehabilitation services typically generate moderate traffic, similar to other office uses. The impact on traffic patterns is likely to be manageable within the existing infrastructure.
- **Noise:** These services generally operate in an office-like environment with minimal noise impact. The noise levels are consistent with other professional and service uses allowed in office districts.
- **Aesthetic Impact:** Job training and vocational rehabilitation services can be integrated into existing office buildings with minimal alterations. This maintains the aesthetic integrity of the district.

Operational Considerations:

- These services require adequate space for training sessions, workshops, and counseling areas. Existing office buildings are well-suited to accommodate these needs.
- Accessibility is crucial for vocational rehabilitation services, particularly those serving individuals with disabilities. Ensuring compliance with ADA standards and providing convenient access to public transportation is essential.

Consistency with Office (O) Land Use:

- Allowing job training and vocational rehabilitation services as a permitted use aligns with the goal of fostering professional and service-oriented environments within the Office land use category.
- This use supports the broader objective of promoting economic development and providing valuable resources to the community.
- Given their professional nature and service-oriented focus, these services fit well within the compact, mixed-use environments envisioned for Office land use areas.

Economic and Community Benefits:

- Job training and vocational rehabilitation services contribute to the local economy by enhancing the skills of the workforce, increasing employability, and supporting individuals in achieving their career goals.
- These services can attract businesses seeking a skilled workforce, thereby fostering economic growth and development within the district.
- As a community resource, job training and vocational rehabilitation services provide significant social benefits, particularly for underserved populations and individuals with disabilities.

Specific Considerations:

- Ensuring that facilities offering these services are accessible to all community members, including those with disabilities, is crucial.
- Collaboration with local businesses and organizations can enhance the effectiveness of these services, providing real-world training opportunities and potential employment connections.
- Marketing and outreach efforts are essential to inform the community about the availability of these services and encourage participation.

Conclusion:

Allowing Job Training and Vocational Rehabilitation Services as a permitted use in the OR zoning district with Office land use is appropriate. This use supports the primary office and professional functions by providing valuable resources to the local workforce and community. The minimal impact on traffic, noise, and aesthetics, combined with the significant economic and social benefits, make this use a suitable addition to the district. Therefore, this proposed change can be supported, aligning with the goals of creating vibrant, mixed-use environments that foster professional and economic development

Appropriateness of Library as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Library:** A public or private institution that offers access to a collection of books, periodicals, and other informational materials for reading, reference, or lending. Libraries often provide study spaces, internet access, community programs, and educational resources.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Library:** Libraries are typically considered as educational and community-oriented facilities, which can fit within office or mixed-use areas, but may require special considerations in certain zoning districts.

Proposed Change:

- Allowing Library as a permitted use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- The Office land use category supports a mix of office, residential, professional, and service uses. Libraries align well with these goals by providing educational resources, community gathering spaces, and enhancing the overall functionality of the district.
- Libraries support the intent of fostering community engagement and educational development, which complements the professional and service-oriented focus of the office land use category.

Impact on Surrounding Areas:

- **Traffic:** Libraries typically generate moderate traffic, with peak usage often occurring during weekends and after typical business hours. The impact on traffic patterns is likely to be manageable within the existing infrastructure.
- **Noise:** Libraries operate in a quiet environment, minimizing noise impact on surrounding areas. Noise levels are consistent with other professional and service uses allowed in office districts.
- **Aesthetic Impact:** Libraries can be integrated into existing office buildings or developed as standalone structures that complement the architectural style of the district, maintaining aesthetic integrity.

Operational Considerations:

- Libraries require adequate space for collections, reading areas, and community programs. Existing office buildings can be adapted to meet these needs.
- Accessibility is crucial for libraries, ensuring compliance with ADA standards and providing convenient access to public transportation and parking.

Consistency with Office (O) Land Use:

- Allowing libraries as a permitted use aligns with the goal of fostering educational and community-oriented environments within the Office land use category.
- Libraries enhance the functionality of the office district by providing a valuable community resource that supports lifelong learning and community engagement.
- Given their educational nature and community focus, libraries fit well within the compact, mixed-use environments envisioned for Office land use areas.

Economic and Community Benefits:

- Libraries contribute to the local economy by attracting visitors, supporting educational initiatives, and providing resources for job seekers and entrepreneurs.
- They serve as community hubs, offering programs and services that benefit residents of all ages, fostering a sense of community and enhancing the quality of life.
- Libraries support educational attainment and literacy, which can have long-term positive impacts on the community's socio-economic status.

Specific Considerations:

- Ensuring that library facilities are accessible to all community members, including those with disabilities, is crucial.

- Collaboration with local schools, businesses, and organizations can enhance the library's role as a community resource.
- Marketing and outreach efforts are essential to inform the community about the library's programs and services, encouraging greater utilization.

Conclusion:

Allowing Libraries as a permitted use in the OR zoning district with Office land use is appropriate. This use supports the primary office and professional functions by providing valuable educational resources and community services. The minimal impact on traffic, noise, and aesthetics, combined with the significant economic and social benefits, make this use a suitable addition to the district. Therefore, this proposed change can be supported, aligning with the goals of creating vibrant, mixed-use environments that foster educational development and community engagement.

Appropriateness of Light Assembly, Fabrication, and Processing as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Light Assembly, Fabrication, and Processing:** This use refers to the assembly, fabrication, and processing of products on a small scale with minimal environmental impact. It typically involves the creation of products from pre-manufactured components and does not include heavy industrial operations or large-scale manufacturing processes. This type of use is generally characterized by low levels of noise, emissions, and traffic compared to heavy industrial activities.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Light Assembly, Fabrication, and Processing:** This use is not typically associated with office and residential areas but may be considered in mixed-use districts with appropriate controls.

Proposed Change:

- Allowing Light Assembly, Fabrication, and Processing as a permitted use in the OR zoning district.

Compatibility with Land Use Intent:

- Light assembly, fabrication, and processing uses do not contribute to the residential-office balance intended for the OR district. Their commercial and industrial nature can undermine the district's residential character and intended use as a transition zone.

Impact on Surrounding Areas:

- Light assembly, fabrication, and processing uses can generate moderate levels of traffic, including deliveries and employee commutes. While not as intensive as heavy industrial uses, the traffic generated can still be disruptive in a predominantly residential-office district.
- Although generally quieter than heavy manufacturing, light assembly and processing operations can still produce noise from machinery, deliveries, and operations. This noise can be incompatible with the quiet, residential character of the OR district.
- The commercial and industrial nature of light assembly, fabrication, and processing uses introduce a level of intensity that is inconsistent with the intended low-intensity, residential-office character of the OR district. These uses are better suited to areas designed for higher-intensity commercial or industrial activities.

Comprehensive Plan Consistency**Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- Consistency: Light assembly uses can theoretically contribute to economic activity and job creation.
- Inconsistency: The intensity, noise, and traffic generated by these uses disrupt the residential character and are not conducive to creating integrated, community-serving facilities.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- Consistency: Light assembly uses can promote economic development.
- Inconsistency: The increased intensity and associated impacts are more suitable for commercial or industrial areas, not low-intensity residential-office districts.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- Consistency: Light assembly uses can enhance economic development and job creation.
- Inconsistency: Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OR district.

Conclusion

Light assembly, fabrication, and processing uses bring economic benefits such as job creation and economic activity. However, these benefits come with significant impacts such as increased traffic, noise, and activity levels that are inconsistent with the low-intensity, residential character of the Office Residential (OF) zoning district. Therefore, it is recommended that light assembly, fabrication, and processing uses not be allowed as a permitted use in the OR zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

Appropriateness of Medical Marijuana Dispensing Facility as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Medical Marijuana Dispensing Facility:** A facility licensed by the state to dispense medical marijuana to patients who possess a valid prescription. These facilities are typically subject to state regulations regarding security, location, and operation.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Medical Marijuana Dispensing Facility:** Currently allowed as an accessory use in the OR zoning district.

Proposed Change:

- Allowing Medical Marijuana Dispensing Facility as a permitted use in the OR zoning district.

Analysis:**Compatibility with Land Use Intent:**

- The Office land use category is designed to accommodate a variety of professional and service uses, including medical facilities. A medical marijuana dispensing facility aligns with the intent to provide medical and health-related services within the office district.
- These facilities support the medical needs of the community by providing access to prescribed medical marijuana, enhancing the district's role as a healthcare hub.

Impact on Surrounding Areas:

- **Traffic:** Medical marijuana dispensing facilities may generate moderate traffic due to patient visits and product deliveries. The impact on traffic should be evaluated to ensure it does not disrupt the existing traffic flow.
- **Security:** These facilities require stringent security measures to prevent unauthorized access and ensure patient safety. Proper security protocols can mitigate potential concerns related to crime or nuisance.
- **Aesthetic Impact:** The design and appearance of the facility should align with the architectural style of the office district to maintain the area's visual coherence.

Operational Considerations:

- Facilities must comply with state regulations regarding security, storage, and dispensing of medical marijuana. This includes surveillance systems, secure storage areas, and controlled access.
- The location of the facility should consider proximity to sensitive uses such as schools, parks, and residential areas to minimize potential conflicts.

Consistency with Office (O) Land Use:

- Allowing medical marijuana dispensing facilities as a permitted use can be consistent with the Office land use category, provided they operate under strict regulatory oversight and integrate well with existing medical and professional services.

- These facilities contribute to the district's role as a center for medical and health-related services, supporting the community's healthcare needs.

Economic and Community Benefits:

- Medical marijuana dispensing facilities can stimulate local economic growth by creating jobs and attracting patients to the area.
- These facilities provide an essential service to patients with medical prescriptions, improving community health and well-being.
- Supporting medical marijuana facilities aligns with broader trends in healthcare and patient care, reflecting a progressive approach to medical services.

Specific Considerations:

- Implementing zoning regulations that control the location, design, and operation of medical marijuana dispensing facilities is essential to ensure compatibility with surrounding uses.
- Requiring compliance with state regulations, security measures, and appropriate siting away from sensitive uses can mitigate potential negative impacts.
- Encouraging community engagement and transparency in the operation of these facilities can build public trust and acceptance.

Conclusion:

Allowing Medical Marijuana Dispensing Facilities as a permitted use in the OR zoning district with Office land use can be appropriate if certain conditions are met. This use supports the district's role as a healthcare hub and provides essential services to the community.

Implementing zoning regulations to control the location, design, and operation of these facilities, along with compliance with state regulations and security measures, can ensure this use integrates well into the district. Therefore, this proposed change can be supported, aligning with the goals of creating vibrant, mixed-use environments that support economic diversity and community health.

Appropriateness of Microbrewery, Microwinery, or Microdistillery as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Microbrewery, Microwinery, or Microdistillery:** A small-scale facility where beer, wine, or spirits are produced. These facilities often include tasting rooms and retail sales of the products produced on-site.
- Microbreweries, microwineries, and microdistilleries typically:
 - Small-Scale Production: Produce alcoholic beverages on a smaller scale compared to larger commercial operations.
 - Retail and Tasting Rooms: Often include spaces for on-site sales and consumption.
 - Community Gathering: Can serve as social and community gathering places.
 - Moderate Traffic: Generate foot traffic from customers and moderate vehicular traffic for deliveries and supplies.
 - Commercial Nature: Primarily serve commercial purposes with some community-oriented aspects.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Microbrewery, Microwinery, or Microdistillery:** Not allowed

Proposed Change:

- Allowing Microbrewery, Microwinery, or Microdistillery as a permitted use in the OR zoning district, with the prohibition remaining where adjacent to single-family zoned property.

Analysis:

Compatibility with Land Use Intent:

- While they can contribute to the vibrancy of mixed-use areas, microbreweries, microwineries, and microdistilleries do not align with the residential-office balance intended for the OR district. Their presence can undermine the district's residential character and intended use as a transition zone.

Impact on Surrounding Areas:

- Traffic and Parking Impacts Microbreweries, microwineries, and microdistilleries can generate significant traffic from customers, especially during peak hours. The associated parking demand and vehicle traffic can be disruptive to a predominantly residential-office district.
- Noise and Disturbance These establishments can produce noise from the production process, customer gatherings, and delivery operations. This noise can be incompatible with the quiet, residential character of the OR district.
- Intensity of Use The commercial nature and social aspects of microbreweries, microwineries, and microdistilleries introduce a level of intensity that is inconsistent with the intended low-intensity, residential-office character of the OR district. These uses are better suited to areas designed for higher-intensity commercial activities.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** These uses can theoretically contribute to economic activity and social interaction.
- **Inconsistency:** The intensity, noise, and traffic generated by these uses disrupt the residential character and are not conducive to creating integrated, community-serving facilities.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** These uses can promote economic development.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial areas, not low-intensity residential-office districts.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** These uses can enhance economic development and social vibrancy.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OR district.

Conclusion

Microbreweries, microwineries, and microdistilleries bring economic benefits and social vibrancy. However, these benefits come with significant impacts such as increased traffic, noise, and activity levels that are inconsistent with the low-intensity, residential character of the Office

Residential (OF) zoning district. Therefore, it is recommended that microbreweries, microwineries, and microdistilleries not be allowed as a permitted use in the OR zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

Appropriateness of Mini-Warehouses, Self-Storage Facility as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Mini-warehouses and self-storage facilities are commercial properties designed to provide storage spaces for individuals and businesses. These facilities typically offer a range of unit sizes for short-term or long-term rental.

Definition:

- **Mini-Warehouses, Self-Storage Facility:** A facility consisting of individual, small, self-contained units that are rented to tenants for storage of personal or business goods.
- Mini-warehouses and self-storage facilities typically:
 - Low Traffic Volumes: Generate minimal foot and vehicular traffic compared to other commercial uses.
 - Low Employment: Require minimal staff for operations, leading to low employment opportunities.
 - Large Building Footprint: Often consist of large, warehouse-style buildings with extensive impermeable surfaces.
 - Limited Community Interaction: Offer little interaction with the surrounding community and do not contribute to the social fabric of the neighborhood.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Mini-Warehouses, Self-Storage Facility:** Currently not permitted in the OR zoning district.

Proposed Change:

- Allowing Mini-Warehouses, Self-Storage Facility as a permitted use in the OR zoning district.

Analysis:**Compatibility with Land Use Intent:**

- Mini-warehouses and self-storage facilities are large, utilitarian structures that do not enhance the urban form or aesthetic character of the OR district. Their design and use are inconsistent with the intended residential-office balance and do not contribute to a pedestrian-friendly environment.

Impact on Surrounding Areas:

- Traffic and Parking Impacts While mini-warehouses and self-storage facilities generate low traffic volumes, their parking and access needs can conflict with the residential character of the OR district. These facilities typically require large, impermeable parking areas and access for large vehicles, which can disrupt the residential environment.
- Employment and Economic Contribution These facilities provide minimal employment opportunities and do not contribute significantly to the local economy or job market. This low level of economic activity does not align with the goal of fostering vibrant, mixed-use areas that support local employment.
- Community Interaction These facilities offer limited interaction with the community and do not serve as gathering places or hubs of activity. This lack of community engagement contrasts with the goal of creating integrated, vibrant neighborhoods.

Consistency with Office (O) Land Use:

- While self-storage facilities provide a valuable service, they do not align well with the primary goals of the Office land use category, which focuses on interactive uses.
- Allowing these facilities as a permitted use could detract from the development of vibrant, mixed-use environments and reduce the overall land use efficiency of the district.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** These facilities offer storage solutions but do not integrate well into the residential-office mix intended for the OR district.
- **Inconsistency:** Their large, utilitarian structures and low level of activity do not contribute to a vibrant, pedestrian-friendly environment.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** They occupy land and provide a service, but do not enhance urbanism or discourage sprawl.
- **Inconsistency:** They do not promote mixed-use development or vibrant urbanism, which are key objectives for redevelopment areas.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** They are a type of commercial use but do not align with the mixed-use, vibrant urban form encouraged by the Comprehensive Plan.
- **Inconsistency:** They do not support the goal of creating unique, integrated, and pedestrian-friendly urban areas.

Conclusion

Mini-warehouses and self-storage facilities, while useful for storage needs, do not align with the goals and objectives of the Office Residential (OF) zoning district. Their low employment opportunities, large footprint, limited community interaction, and lack of contribution to urban form make them incompatible with the intended character and purpose of the OR district. Therefore, it is recommended that mini-warehouses and self-storage facilities not be allowed as a permitted use in the OR zoning district. This will help preserve the residential-office balance and support the comprehensive plan's vision for vibrant, integrated, and sustainable communities.

Appropriateness of Passenger Transit or Rail Station as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Passenger transit or rail stations are facilities designed to accommodate public transportation services, providing boarding and alighting points for passengers. These stations are integral to urban transportation networks, facilitating efficient mobility and connectivity.

Definition:

- **Passenger Transit or Rail Station:** A facility where passengers can access transportation services such as buses, trains, or other forms of public transit. This includes bus stops, train stations, and other related infrastructure.
- Passenger transit or rail stations typically:
 - High Traffic Volumes: Generate significant foot and vehicular traffic from passengers using the transit services.
 - Infrastructure Needs: Require extensive infrastructure, including platforms, waiting areas, ticketing facilities, and parking spaces.
 - Noise and Vibration: Produce noise and vibration from train operations and passenger activities.
 - Commercial Elements: Often include commercial elements such as retail shops, cafes, and kiosks to serve passengers.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Passenger Transit or Rail Station:** Not allowed

Proposed Change:

- Allowing Passenger Transit or Rail Station as a permitted use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- While transit stations contribute to the urban form by enhancing connectivity and mobility, their scale and operational requirements do not align with the residential-office balance intended for the OR district. These uses are more appropriate in zones designed for higher-intensity mixed-use development.

Impact on Surrounding Areas:

- **Traffic and Parking Impacts** Passenger transit or rail stations generate significant traffic, both pedestrian and vehicular. This influx of traffic can overwhelm the infrastructure designed for lower-intensity uses typical of the OR district. Additionally, parking demand for transit users can exceed the capacity of available spaces, leading to congestion and spillover parking in adjacent residential areas.
- **Noise and Vibration** The operations of transit or rail stations produce substantial noise and vibration, which can disrupt the quiet residential environment intended for the OR district. These disturbances can negatively affect the quality of life for residents.
- **Intensity of Use** Transit stations introduce a level of intensity that is inconsistent with the low-intensity, residential-office character of the OR district. The high volume of daily users, coupled with the infrastructure requirements, make these uses more suitable for areas with higher commercial or mixed-use designations.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** Transit stations support integrated communities by providing essential transportation facilities.
- **Inconsistency:** The high intensity, noise, and traffic generated by transit stations are incompatible with the quiet, residential-office character of the OR district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Transit stations enhance transportation choice and promote economic development.
- **Inconsistency:** The intensity and associated impacts of transit stations are more suitable for higher-intensity commercial or mixed-use areas, not low-intensity residential-office districts.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Transit stations can enhance economic development and connectivity.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OR district.

Conclusion

Passenger transit or rail stations bring significant benefits in terms of connectivity and mobility. However, these benefits come with substantial impacts such as increased traffic, noise, and activity levels that are inconsistent with the low-intensity, residential character of the Office Residential (OR) zoning district. Therefore, it is recommended that passenger transit or rail stations not be allowed as a permitted use in the OR zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

Appropriateness of Public Park as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Public Park:** An area of land, usually in a natural state or with landscaping, that is set aside for public use. Public parks are designed for recreational activities, relaxation, and community events, and often include amenities such as playgrounds, walking paths, sports facilities, picnic areas, and open spaces.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Public Park:** This use currently requires a Special Use Permit in the OR zoning district.

Proposed Change:

- Allowing Public Park as a permitted use in the OR zoning district.

Analysis:**Compatibility with Land Use Intent:**

- The Office land use category supports a mixture of office, residential, professional, and service uses. Public parks complement these uses by providing essential recreational and relaxation spaces for employees, residents, and visitors.
- Parks enhance the quality of life within office districts, promoting physical and mental well-being, which is consistent with the objectives of creating healthy and sustainable communities.

Impact on Surrounding Areas:

- **Traffic:** Public parks generally do not generate significant traffic compared to other commercial or office uses. They often encourage walking and cycling, contributing to reduced vehicular traffic and congestion.
- **Aesthetics and Urban Design:** Parks add to the aesthetic appeal of the office district, offering green spaces that enhance the urban landscape. They can serve as focal points for community gatherings and social interactions.
- **Land Use Efficiency:** Parks promote land use efficiency by providing multifunctional spaces that can be used for various activities, including recreation, community events, and environmental conservation.

Operational Considerations:

- **Noise and Activity Levels:** While parks can generate noise and activity, these are typically limited to daytime hours and are consistent with community-oriented land uses. Proper design and management can mitigate potential disturbances.
- **Safety and Accessibility:** Ensuring that parks are safe and accessible is crucial. This includes well-lit areas, clear signage, and accessible paths for all users, including those with disabilities.

Consistency with Office (O) Land Use:

- Allowing public parks as a permitted use aligns with the Office land use category's emphasis on creating a balanced and sustainable community. Parks

support the integration of recreational spaces within office districts, enhancing the overall functionality and appeal.

- Public parks complement office and residential uses by providing spaces for relaxation, physical activities, and social interactions, contributing to a well-rounded community environment.

Economic and Community Benefits:

- **Economic Growth:** Parks can stimulate economic growth by attracting businesses and developments to the area, increasing property values, and boosting local commerce.
- **Environmental Benefits:** Parks contribute to environmental sustainability by providing green spaces that improve air quality, support biodiversity, and offer stormwater management benefits.
- **Social Equity:** Parks improve access to recreational facilities for all community members, promoting social equity and inclusiveness.

Specific Considerations:

- Strategic placement of parks is essential to maximize benefits and minimize disruptions. Parks should be located near key office, residential, and commercial areas to ensure optimal accessibility.
- Collaboration with local authorities and community stakeholders is necessary to ensure that the design and operation of parks meet the community's needs and standards.

Conclusion:

Allowing Public Park as a permitted use in the OR zoning district with Office land use is appropriate and aligns well with the district's objectives of promoting a balanced, sustainable, and healthy community. Public parks enhance the quality of life within office districts, offering essential recreational and relaxation spaces for employees, residents, and visitors. The inclusion of parks supports the creation of vibrant, efficient, and integrated office districts, contributing to economic growth, environmental sustainability, and social equity. Proper planning and design considerations will ensure that parks contribute positively to the district's overall functionality and appeal.

Appropriateness of Recreation, Outdoor as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Recreation, Outdoor:** Activities or facilities designed for outdoor enjoyment and leisure, including sports fields, playgrounds, hiking trails, picnic areas, and similar open-air spaces.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Recreation, Outdoor:** This use currently requires a Special Use Permit in the OR zoning district.

Proposed Change:

- Allowing Recreation, Outdoor as a permitted use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- The Office land use category supports a mixture of office, residential, professional, and service uses. Outdoor recreation facilities complement these uses by providing essential spaces for physical activity, relaxation, and community engagement.
- Outdoor recreational spaces enhance the quality of life within office districts, promoting physical and mental well-being, which aligns with the goals of creating healthy and sustainable communities.

Impact on Surrounding Areas:

- **Traffic:** Outdoor recreation facilities typically generate moderate traffic, mainly during peak usage times such as weekends and after work hours. Proper planning and access management can mitigate potential traffic impacts.
- **Aesthetics and Urban Design:** Outdoor recreational spaces contribute positively to the urban landscape, providing green areas and enhancing the visual appeal of office districts.
- **Land Use Efficiency:** Outdoor recreational spaces utilize land effectively by providing multifunctional areas that serve various community needs, including sports, leisure, and environmental conservation.

Operational Considerations:

- **Noise and Activity Levels:** Outdoor recreation can generate noise and activity, particularly during organized sports events or large gatherings. Design and operational strategies, such as buffer zones, appropriate siting, and scheduling, can minimize disturbances.
- **Safety and Accessibility:** Ensuring that outdoor recreational spaces are safe and accessible is crucial. This includes providing well-lit areas, clear signage, and accessible paths for all users, including those with disabilities.

Consistency with Office (O) Land Use:

- Allowing outdoor recreation as a permitted use aligns with the Office land use category's emphasis on creating a balanced and sustainable community. Outdoor recreational spaces support the integration of leisure and physical activities within office districts, enhancing overall functionality and appeal.
- Outdoor recreational spaces complement office and residential uses by offering areas for physical activities, social interactions, and relaxation, contributing to a well-rounded community environment.

Economic and Community Benefits:

- **Economic Growth:** Outdoor recreational spaces can stimulate economic growth by attracting businesses and developments to the area, increasing property values, and boosting local commerce.
- **Environmental Benefits:** Outdoor recreational spaces contribute to environmental sustainability by providing green spaces that improve air quality, support biodiversity, and offer stormwater management benefits.
- **Social Equity:** Outdoor recreational spaces improve access to leisure facilities for all community members, promoting social equity and inclusiveness.

Specific Considerations:

- Strategic placement of outdoor recreational spaces is essential to maximize benefits and minimize disruptions. These spaces should be located near key office, residential, and commercial areas to ensure optimal accessibility.
- Collaboration with local authorities and community stakeholders is necessary to ensure that the design and operation of outdoor recreational spaces meet the community's needs and standards.

Conclusion:

Allowing Recreation, Outdoor as a permitted use in the OR zoning district with Office land use is appropriate and aligns well with the district's objectives of promoting a balanced, sustainable, and healthy community. Outdoor recreational spaces enhance the quality of life within office districts, providing essential areas for physical activities, social interactions, and relaxation. The inclusion of these spaces supports the creation of vibrant, efficient, and integrated office districts, contributing to economic growth, environmental sustainability, and social equity. Proper planning and design considerations will ensure that outdoor recreational spaces contribute positively to the district's overall functionality and appeal.

Appropriateness of Restaurant as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Restaurant:** A place where meals are prepared and served to customers. This includes full-service restaurants, fast-food restaurants, cafes, and other establishments where food and beverages are sold for on-premises consumption.
- Restaurants typically:
 - High Traffic Volumes: Attract a significant number of customers, leading to increased foot and vehicular traffic.
 - Extended Operating Hours: Operate during extended hours, including evenings and weekends.
 - Noise and Odors: Generate noise from patrons and kitchen operations, and odors from food preparation.
 - Employment Opportunities: Provide a moderate number of jobs, including both full-time and part-time positions.
 - Community Gathering: Serve as social gathering spots for community interaction.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Restaurant:** Not allowed
- **Proposed Change:** Allowing Restaurants as a permitted use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- Restaurants, especially those with extended operating hours and outdoor seating, may alter the residential-office balance and impact the desired urban form of the OR district. The architectural style and design may also clash with the residential aesthetics.

Impact on Surrounding Areas:

- **Traffic and Parking Impacts** Restaurants generate high volumes of traffic and require significant parking space, which can disrupt the residential character of the OR district. The increased traffic can lead to congestion and noise, impacting the tranquility of the neighborhood.
- **Noise and Odors** The noise from patrons, kitchen operations, and odors from food preparation can be intrusive in a residential-office environment. This can negatively affect the quality of life for residents in the vicinity.
- **Employment and Economic Contribution** While restaurants provide employment opportunities and contribute to the local economy, the intensity of their operations may not align with the quiet, low-intensity nature intended for the OR district.
- **Community Interaction** Although restaurants can serve as social hubs, their intensity and the associated impacts may not be suitable for the residential-office mix. The potential for increased noise and traffic may outweigh the social benefits in this context.

Operational Considerations:

- **Noise and Activity Levels:** Restaurants can generate noise, particularly those with outdoor seating or live music. Design and operational measures, such as soundproofing, appropriate siting, and managing operating hours, can minimize disturbances.
- **Safety and Accessibility:** Ensuring that restaurants are safe and accessible is crucial. This includes compliance with health and safety regulations, providing accessible entrances and restrooms, and ensuring pedestrian-friendly pathways.

Comprehensive Plan Consistency**Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Restaurants provide dining options, enhancing the walkability and convenience of neighborhoods.
- **Inconsistency:** The increased traffic, noise, and odors may disrupt the residential character and tranquility of the OR district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Restaurants can be part of a vibrant urban environment and support economic development.
- **Inconsistency:** Their high-intensity nature may conflict with the goal of compact, mixed-use development that promotes pedestrian-friendly areas.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Restaurants add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

Conclusion

While restaurants provide social and economic benefits, their high-intensity nature, associated traffic, noise, and odors are not compatible with the quiet, residential-office mix intended for the Office Residential (OR) zoning district. Therefore, it is recommended that restaurants not be allowed as a permitted use in the OR zoning district. This will help preserve the residential character, reduce potential disruptions, and support the comprehensive plan's vision for sustainable, integrated, and tranquil communities.

Appropriateness of Retail Nursery, Lawn, or Garden Supply Store as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Retail Nursery, Lawn, or Garden Supply Store:** A retail establishment primarily engaged in the sale of plants, garden supplies, lawn equipment, and related products for consumer use. This includes outdoor and indoor spaces for displaying and selling plants, seeds, fertilizers, garden tools, and landscaping materials.
- Retail nurseries, lawn, or garden supply stores typically:
 - Outdoor and Indoor Sales Areas: Involve significant outdoor display areas for plants and gardening supplies.
 - High Traffic Volumes: Attract a moderate to high number of customers, especially during peak planting seasons.
 - Truck Deliveries: Require frequent deliveries of plants and supplies, contributing to traffic and noise.
 - Extended Operating Hours: Operate during extended hours, including weekends.
 - Aesthetic Appeal: Often enhance the visual appeal of an area with plant displays and landscaping.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as retail stores, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Retail Nursery, Lawn, or Garden Supply Store:** Not allowed

Proposed Change:

- Allowing Retail Nursery, Lawn, or Garden Supply Stores as a permitted use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- The outdoor display areas and truck deliveries may alter the residential-office balance and impact the desired urban form of the OR district. The architectural style and design of these stores may also clash with the residential aesthetics.

Impact on Surrounding Areas:

- **Traffic and Parking Impacts** Retail nurseries and garden supply stores generate moderate to high volumes of traffic, especially during peak seasons. The increased traffic can lead to congestion and noise, impacting the tranquility of the neighborhood. The need for significant parking space can disrupt the residential character of the OR district.
- **Noise and Deliveries** Frequent deliveries and customer traffic can create noise that is intrusive in a residential-office environment. This can negatively affect the quality of life for residents in the vicinity.
- **Employment and Economic Contribution** While these stores provide employment opportunities and contribute to the local economy, the intensity of their operations may not align with the quiet, low-intensity nature intended for the OR district.
- **Community Interaction** Although these stores can serve as community resources for gardening enthusiasts, their intensity and the associated impacts may not be suitable for the residential-office mix. The potential for increased noise and traffic may outweigh the benefits in this context.

Operational Considerations:

- **Noise and Activity Levels:** Retail nurseries generally have moderate noise levels, primarily during loading and unloading of supplies. Proper siting and operational measures can minimize disturbances.
- **Safety and Accessibility:** Ensuring safe and accessible facilities is crucial. This includes compliance with health and safety regulations, providing accessible entrances and pathways, and ensuring clear signage and customer flow.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** These stores provide gardening supplies, enhancing the convenience of neighborhoods.
- **Inconsistency:** The increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OR district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Retail nurseries can be part of a vibrant urban environment and support economic development.
- **Inconsistency:** Their moderate to high-intensity nature may conflict with the goal of compact, mixed-use development that promotes pedestrian-friendly areas.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** These stores add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

Conclusion

While retail nurseries, lawn, or garden supply stores provide valuable products and services, their moderate to high-intensity nature, associated traffic, noise, and visual impacts are not compatible with the quiet, residential-office mix intended for the Office Residential (OF) zoning district. Therefore, it is recommended that these stores not be allowed as a permitted use in the OR zoning district. This will help preserve the residential character, reduce potential disruptions, and support the comprehensive plan's vision for sustainable, integrated, and tranquil communities.

Appropriateness of Retail Sales (Not Elsewhere Classified) as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Retail Sales (Not Elsewhere Classified):** This category includes retail establishments engaged in selling goods and merchandise that do not fall into specific retail categories such as grocery stores, clothing stores, or hardware stores. Examples might include specialty shops, boutique stores, electronics stores, and other miscellaneous retail outlets.
- Retail sales (not elsewhere classified) typically:

- Diverse Range of Products: Offer a wide variety of products, which can include specialty items, gifts, electronics, apparel, and more.
- Moderate to High Traffic Volumes: Attract a moderate to high number of customers depending on the nature of the merchandise and location.
- Flexible Space Requirements: Can range from small boutique stores to larger retail spaces, requiring adaptable building layouts.
- Extended Operating Hours: Generally operate during extended hours, including weekends.
- Potential for Increased Traffic and Noise: Depending on the type of retail, can generate significant traffic and noise.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as retail stores, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Retail Sales (Not Elsewhere Classified):** Not allowed

Proposed Change:

- Allowing Retail Sales (Not Elsewhere Classified) as a permitted use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- The presence of diverse retail sales can alter the residential-office balance and impact the desired urban form of the OR district. The architectural style and design of these stores may also clash with the residential aesthetics.

Impact on Surrounding Areas:

- Traffic and Parking Impacts Retail sales operations can generate moderate to high volumes of traffic, which may lead to congestion and noise, impacting the tranquility of the neighborhood. The need for significant parking space can disrupt the residential character of the OR district.

- **Noise and Deliveries** Frequent deliveries and customer traffic can create noise that is intrusive in a residential-office environment. This can negatively affect the quality of life for residents in the vicinity.
- **Employment and Economic Contribution** While these stores provide employment opportunities and contribute to the local economy, the intensity of their operations may not align with the quiet, low-intensity nature intended for the OR district.
- **Community Interaction** Although these stores can serve as community resources, their intensity and the associated impacts may not be suitable for the residential-office mix. The potential for increased noise and traffic may outweigh the benefits in this context.

Operational Considerations:

- **Noise and Activity Levels:** Retail sales establishments typically operate within regular business hours, with noise levels similar to other commercial activities. Proper siting and operational guidelines can mitigate any potential disturbances.
- **Safety and Accessibility:** Ensuring safe and accessible facilities is critical. This includes compliance with health and safety regulations, providing accessible entrances and pathways, and ensuring clear signage and customer flow.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** These stores provide convenience and enhance the variety of available goods.
- **Inconsistency:** The increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OR district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Retail sales can be part of a vibrant urban environment and support economic development.
- **Inconsistency:** Their moderate to high-intensity nature may conflict with the goal of compact, mixed-use development that promotes pedestrian-friendly areas.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** These stores add to the diversity of uses in an area.

- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

Conclusion

While retail sales (not elsewhere classified) provide valuable products and services, their moderate to high-intensity nature, associated traffic, noise, and visual impacts are not compatible with the quiet, residential-office mix intended for the Office Residential (OF) zoning district. Therefore, it is recommended that these stores not be allowed as a permitted use in the OR zoning district. This will help preserve the residential character, reduce potential disruptions, and support the comprehensive plan's vision for sustainable, integrated, and tranquil communities.

Appropriateness of School (Elementary, Middle, or High - Public or Private) as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **School (Elementary, Middle, or High - Public or Private):** Educational institutions that provide primary and secondary education, including public schools, private schools, charter schools, and other similar educational facilities.
- Schools (elementary, middle, or high) typically involve:
 - Educational Operations: Teaching and learning activities for children and adolescents.
 - Student and Staff Traffic: Regular influx of students, teachers, and staff.
 - Facilities: Classrooms, administrative offices, playgrounds, sports fields, and parking areas.
 - Community Engagement: Schools often serve as community hubs for events and activities.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **School (Elementary, Middle, or High - Public or Private):** This use currently requires a Special Use Permit in the OR zoning district.

Proposed Change:

- Allowing Schools (Elementary, Middle, or High - Public or Private) as a permitted use in the OR zoning district.

Analysis:**Compatibility with Land Use Intent:**

- Schools, with their large buildings and extensive grounds, can alter the residential-office balance and impact the desired urban form of the OR district. Their presence should be carefully managed to maintain neighborhood aesthetics and minimize visual impact.

Impact on Surrounding Areas:

- **Traffic and Parking Impacts** Schools generate significant traffic during drop-off and pick-up times, leading to congestion and noise. Adequate parking and traffic management plans are essential to minimize disruptions to the residential-office mix.
- **Noise and Activity Levels** Schools are active facilities with considerable noise from playgrounds, sports fields, and daily student activities. This activity level may be higher than what is typically expected in the OR district, which is designed to be a quiet transitional zone.
- **Community Benefits** Schools serve as essential community hubs, providing educational services and hosting community events. This aligns with the goal of creating integrated communities with essential facilities.

Operational Considerations:

- **Safety:** Ensuring the safety of students is paramount. This includes safe pedestrian access, secure school grounds, and adherence to safety regulations.
- **Facility Requirements:** Schools require specific facilities such as classrooms, playgrounds, sports fields, and administrative offices. These must be integrated

into the site design without compromising the functionality of the surrounding office and residential areas.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** Schools enhance community livability and provide essential educational facilities.
- **Inconsistency:** Increased traffic, noise, and activity levels may disrupt the residential character and tranquility of the OR district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Schools can support compact, mixed-use development by serving as community anchors.
- **Inconsistency:** Their high-intensity nature may conflict with the goal of maintaining a pedestrian-friendly, quiet residential-office environment.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Schools add to the diversity of uses in an area and support urban infill.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not fully support the goal of creating sustainable, mixed-use environments.

Conclusion and Recommendation

Allowing schools (elementary, middle, or high) in the Office Residential (OF) zoning district as a special use permit can provide essential educational services while ensuring that potential impacts are thoroughly evaluated and mitigated. The special use permit process allows for a case-by-case assessment, community input, and the imposition of specific conditions to address traffic, noise, and other concerns. This approach balances the benefits of having schools as community hubs with the need to maintain the residential-office character of the OR district.

Recommendation: It is recommended that schools (elementary, middle, or high) be allowed in the Office Residential (OF) zoning district through a special use permit. This ensures that each proposed school undergoes a thorough review process to address potential impacts and community concerns, maintaining the residential-office character of the district while aligning with the goals of the Comprehensive Plan. Allowing schools by right could lead to significant disruptions in traffic, noise, and overall neighborhood character, making the special use permit a more controlled and suitable approach.

Appropriateness of Scooter or Electric Golf Cart Sales as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Scooter or Electric Golf Cart Sales:** A commercial establishment engaged in the retail sale of scooters or electric golf carts. This includes sales of new and used vehicles, along with associated accessories and parts.
- **Scooter or electric golf cart sales typically involve:**
 - Retail Sales: Selling scooters, electric golf carts, and related accessories.
 - Showroom Space: Display areas for the vehicles.
 - Service and Maintenance: Some facilities may offer repair and maintenance services.
 - Moderate Traffic: Attract a moderate number of customers, depending on demand.
 - Storage Requirements: Need space for inventory storage and display.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Scooter or Electric Golf Cart Sales:** This use is currently not allowed in the OR zoning district.

Proposed Change:

- Allowing Scooter or Electric Golf Cart Sales as a permitted use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- The presence of a vehicle sales operation, in this case an electric golf cart or scooter, can alter the residential-office balance and impact the desired urban form of the OR district. The architectural style and design of these sales facilities may also clash with the residential aesthetics.

Impact on Surrounding Areas:

- **Traffic and Parking Impacts** The sale of scooters and electric golf carts can generate moderate traffic, which may lead to congestion and noise, impacting the tranquility of the neighborhood. The need for parking and storage space for vehicles can disrupt the residential character of the OR district.
- **Noise and Deliveries** Frequent deliveries and customer traffic can create noise that is intrusive in a residential-office environment. This can negatively affect the quality of life for residents in the vicinity.
- **Community Interaction** While these sales operations provide a service to the community, their intensity and the associated impacts may not be suitable for the residential-office mix. The potential for increased noise and traffic may outweigh the benefits in this context.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** These sales operations provide convenience and enhance the variety of available goods.
- **Inconsistency:** The increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OR district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Vehicle sales can be part of a vibrant urban environment and support economic development.
- **Inconsistency:** Their moderate to high-intensity nature may conflict with the goal of compact, mixed-use development that promotes pedestrian-friendly areas.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** These sales add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

Conclusion

While scooter and electric golf cart sales provide valuable transportation options, their moderate to high-intensity nature, associated traffic, noise, and visual impacts are not

compatible with the quiet, residential-office mix intended for the Office Residential (OR) zoning district. Therefore, it is recommended that these sales operations not be allowed as a permitted use in the OR zoning district. This will help preserve the residential character, reduce potential disruptions, and support the comprehensive plan's vision for sustainable, integrated, and tranquil communities.

Appropriateness of Skilled Nursing Facility as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Skilled Nursing Facility:** A facility providing 24-hour medical care and rehabilitation services to individuals with chronic illnesses or those recovering from acute medical conditions. These facilities offer skilled nursing care, therapy services, and support for activities of daily living.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Skilled Nursing Facility:** Not allowed

Proposed Change:

- Allowing Skilled Nursing Facilities as a permitted use in the OR zoning district.

Analysis:

Compatibility with Land Use Intent:

- The Office land use category supports a mixture of office, residential, professional, and service uses, along with hospital and medical uses. Allowing skilled nursing facilities aligns with the intent to provide medical and supportive services within the district.
- Skilled nursing facilities offer essential health care services that are compatible with office and residential uses, contributing to a holistic and supportive community environment.

Impact on Surrounding Areas:

- Traffic: Skilled nursing facilities generate moderate traffic, primarily from staff, visitors, and service deliveries. Effective traffic management and adequate parking facilities can mitigate potential congestion.
- Noise: Noise levels from these facilities are typically low, limited to routine operations and occasional emergency vehicle visits. Proper site design and operational strategies can minimize noise impacts on adjacent properties.
- Visual Impact: Skilled nursing facilities should be designed to blend with the surrounding office and residential uses, maintaining a visually appealing and cohesive streetscape.

Operational Considerations:

- Safety and Accessibility: Ensuring the safety and accessibility of residents, staff, and visitors is crucial. This includes compliance with health and safety regulations, providing accessible entrances and facilities, and ensuring secure premises.
- Facility Requirements: Skilled nursing facilities require specialized infrastructure, including medical equipment, therapy areas, and residential accommodations. These facilities should be integrated into the site design without compromising the functionality of the surrounding area.

Consistency with Office (O) Land Use:

- Allowing skilled nursing facilities aligns with the Office land use category's goals of creating a balanced and supportive community. These facilities provide essential health care services that benefit both residents and workers, enhancing the district's overall functionality and attractiveness.
- This use complements other medical and professional services within the district, creating a comprehensive health care hub that supports community well-being and economic growth.

Economic and Community Benefits:

- Economic Growth: Introducing skilled nursing facilities can contribute to the local economy by creating jobs and attracting customers to the area. These facilities support local businesses by enhancing the availability of health care services and improving community health outcomes.
- Community Engagement: Skilled nursing facilities promote community engagement by providing essential health care services and support for vulnerable populations, aligning with broader community goals of enhancing quality of life and well-being.
- Long-term Investment: Investing in skilled nursing facilities supports the long-term development of the area, ensuring it remains an attractive and viable place to live, work, and visit.

Specific Considerations:

- These facilities should be strategically placed to minimize traffic and noise impacts on adjacent residential and office uses. Ensuring safe pedestrian access and connections to public transportation is crucial.

- Collaboration with local authorities, health care providers, and community stakeholders is necessary to ensure that the design and operation of skilled nursing facilities meet community needs and standards.

Conclusion:

Allowing Skilled Nursing Facilities as a permitted use in the OR zoning district with Office land use is appropriate and aligns well with the district's objectives of promoting a balanced, supportive, and healthy community. This use provides essential health care services that benefit both residents and workers, enhancing the overall functionality and attractiveness of the area. Proper planning and design considerations will ensure that these facilities contribute positively to the district's overall functionality and appeal, supporting community engagement, economic growth, and long-term investment in the area's development.

Appropriateness of Vehicle Rental as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Vehicle Rental:** A business that rents or leases motor vehicles to customers, typically for short periods. This includes services such as car rental agencies.
- Vehicle rental typically involves:
 - Retail Operations: Renting vehicles such as cars, trucks, and sometimes specialty vehicles.
 - Customer Traffic: High turnover of vehicles and frequent customer visits.
 - Parking and Storage: Significant space required for vehicle storage and customer parking.
 - Service and Maintenance: Often includes maintenance and cleaning services for the rental fleet.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Vehicle Rental:** Not allowed
- **Proposed Change:** Allowing Vehicle Rental as a permitted use in the OR zoning district.

Compatibility with Land Use Intent:

- The presence of a vehicle rental business can alter the residential-office balance and impact the desired urban form of the OR district. The architectural style and design of these

facilities may clash with residential aesthetics and reduce the visual appeal of the neighborhood.

Impact on Surrounding Areas:

- **Traffic and Parking Impacts** Vehicle rental businesses generate significant traffic due to frequent customer visits and the need for large parking areas for rental vehicles. This can lead to congestion and noise, disrupting the tranquility of residential areas.
- **Noise and Deliveries** Frequent vehicle returns, maintenance activities, and customer interactions can create noise that is intrusive in a residential-office environment, negatively affecting the quality of life for residents.
- **Community Interaction** While vehicle rental businesses provide a service to the community, their intensity and associated impacts may not be suitable for the residential-office mix. The potential for increased noise, traffic, and visual disruption may outweigh the benefits in this context.

Comprehensive Plan Consistency

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Consistency:** Vehicle rentals provide convenience and enhance the variety of available services.
- **Inconsistency:** The increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OR district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Vehicle rentals can support economic development and mixed-use environments.
- **Inconsistency:** Their high-intensity nature may conflict with the goal of compact, pedestrian-friendly development.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Vehicle rentals add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

Conclusion

Vehicle rental businesses, while providing valuable services, bring significant traffic, noise, and visual impacts that are not compatible with the quiet, residential-office mix intended for the Office Residential (OF) zoning district. These operations can disrupt the residential character,

reduce quality of life, and conflict with the comprehensive plan's vision for sustainable, integrated, and tranquil communities. Therefore, it is recommended that vehicle rental businesses not be allowed as a permitted use in the OR zoning district. This will help preserve the residential character, minimize potential disruptions, and align with the comprehensive plan's goals for community development.

Appropriateness of Vehicle Sales (No Outdoor Display) as a Permitted Use in Office Residential (OR) Zoning District with Office (O) Land Use

Definition:

- **Vehicle Sales (No Outdoor Display):** A business that sells motor vehicles without outdoor display areas, typically operating within enclosed facilities where vehicles are showcased and sold indoors.
- **Vehicle sales with no outdoor display typically involve:**
 - **Retail Operations:** Selling vehicles such as cars, trucks, and specialty vehicles.
 - **Customer Traffic:** Moderate to high customer visits for purchasing vehicles.
 - **Indoor Showroom:** Vehicles are displayed and sold within an enclosed showroom.
 - **Support Services:** May include financing, insurance, and other related services within the same facility.

Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

Current Regulation:

- **Vehicle Sales (No Outdoor Display):** Not allowed

Proposed Change:

- **Allowing Vehicle Sales (No Outdoor Display)** as a permitted use in the OR zoning district.

Compatibility with Land Use Intent:

- The presence of a vehicle sales business, even without outdoor display, can alter the residential-office balance and impact the desired urban form of the OR district. The architectural style and design of these facilities may clash with residential aesthetics and reduce the visual appeal of the neighborhood.

Impact on Surrounding Areas:

- Traffic and Parking Impacts Vehicle sales operations generate moderate to high traffic due to customer visits, which may lead to congestion and noise, disrupting the tranquility of residential areas. Parking demand for customers and employees can also create pressure on limited parking spaces within the district.
- Noise and Visual Impacts While indoor showrooms mitigate some noise and visual impacts compared to traditional vehicle sales lots, the overall increase in activity and potential signage may still disrupt the residential-office balance.
- Community Interaction Vehicle sales businesses are primarily commercial and do not necessarily contribute to the community-serving focus intended for the OR district. The potential for increased traffic and activity may outweigh the benefits in this context.

Comprehensive Plan Consistency**Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Vehicle sales can enhance economic diversity and provide services.
- **Inconsistency:** Increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OR district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Consistency:** Vehicle sales can support economic development.
- **Inconsistency:** Their high-intensity nature may conflict with the goal of compact, pedestrian-friendly development.

Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment

- **Consistency:** Vehicle sales add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

Conclusion

Vehicle sales with no outdoor display, while mitigating some visual impacts, still bring significant traffic, noise, and commercial activity that are not compatible with the quiet, residential-office mix intended for the Office Residential (OF) zoning district. These operations can disrupt the residential character, reduce quality of life, and conflict with the comprehensive plan's vision for sustainable, integrated, and tranquil communities. Therefore, it is recommended that vehicle sales with no outdoor display not be allowed as a permitted use in the OR zoning district. This will help preserve the residential character, minimize potential disruptions, and align with the comprehensive plan's goals for community development.

