

Petition PB-11-50 ZON
August 25, 2011

Appendix B Land Development Code
Exhibit B-1

Sec. 30-59. Office districts (OR and OF).

- (a) *Purpose.* 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.
- (b) *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
 - (6) Encourage major office development using the OF district to locate along the community's major transportation arteries identified in the comprehensive plan, which will provide adequate access to such development.