

SECTION 23 LR -- LOCAL (NEIGHBORHOOD) RETAIL DISTRICT

23.1 GENERAL PURPOSE AND DESCRIPTION:

The LR, Local (Neighborhood) Retail, district is established for low intensity office and professional uses, and for neighborhood-oriented retail and personal service uses. Uses should include office and professional uses, as well as small, free-standing retail structures. The district can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting heights to two (2) stories, and by utilizing buffering and landscaping requirements. Adaptive reuse of existing structures is encouraged. Buildings in this district should be compatible and in similar scale with residential uses and adjacent property.

23.2 PERMITTED USES:

- A. 1. Those uses specified in Section 26 (Use Charts).
- 2. Accessory uses to the main use.
- 3. Professional, administrative, general office, and neighborhood-oriented retail and personal service uses.
- 4. Residential above commercial.

23.3 HEIGHT REGULATIONS:

- A. Maximum Height (see also Subsection 23.4(B)4.):
 - 1. Two (2) stories or thirty-five feet (35') for the main building(s).
 - 2. Twenty-five feet (25') for other accessory buildings, including detached garage/accessory dwelling units.

23.4 AREA REGULATIONS:

- A. Size of Lots:
 - 1. Minimum Lot Size - Ten thousand (10,000) square feet
 - 2. Minimum Lot Width - Eighty feet (80')
 - 3. Minimum Lot Depth - One hundred fifty feet (150')
- B. Size of Yards (all are measured from the property line):
 - 1. Minimum Front Yard - Ten feet (10'); all yards adjacent to a street shall be considered a front yard.
 - 2. Minimum Side Yard - Fifteen feet (15'); Twenty-five feet (25') adjacent to a public street or residential lot
 - 3. Minimum Rear Yard - Twenty-five feet (25')
 - 4. Adjacent to a Single-Family District – Any use other than residential which is over one (1) story in height shall observe a sixty-foot (60') setback from any single family zoning district.
 - 5. Residential structures constructed in this district shall conform to the standards set forth in the respective residential category. (i.e. Single-Family Residential Patio Homes (SF-PH) being built in a Local Retail District (LR) must adhere to the setbacks under Section 18, SF-PH). Land uses other than residential shall comply with the lot size and setbacks of this section.

- C. Maximum Lot Coverage: Fifty percent (50%); including accessory buildings.

23.5 SPECIAL DISTRICT REQUIREMENTS:

- A. Parking Requirements:

- 1. As required by Section 27, Off-Street Parking and Loading Requirements.

- B. Open storage is prohibited.

- C. Site plan review and approval shall be required, in accordance with the procedures set forth in Section 12 of this Ordinance.

- D. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.

- E. All building facades facing a public street shall have at least fifty percent (50%) masonry, stone, brick, glass or other similar materials suitable for exterior construction, exclusive of doors and windows. Glass block may be counted as masonry for the purposes of this Section; wood, stucco and other similar exterior finish materials may be allowed with Site Plan approval only (see Section 12).

- F. Building facade (i.e., elevation) plans shall be submitted for review and approval by the Building Inspector prior to construction. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces and/or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. The Building Inspector (or his/her designee) may, as he/she deems appropriate, require submission of additional information and materials (possibly actual samples of materials to be used) during the Site Plan review process.

- G. Landscaping shall equal at least ten percent (10%) of the total square footage of the lot.

- H. Signage requirements shall be as set forth in the City of White Oak's Sign Ordinance Section 14-286.

- I. All main buildings must be tied into the City sewer system. If City sewer is not available, the property owner must provide for some type of approved on-site sewage disposal system that is in conformance with County health regulations.

- J. Other Regulations - As established in the Development Standards, Sections 27 through 33.