

## Section 5.1 OR Office/Residential District\*

The following provisions shall apply in the OR Office/Residential District unless otherwise provided in these regulations:

### A. PERMITTED USES:

- Accessory buildings or uses
- Agricultural uses
- Churches, parish halls and temples
- Colleges, schools and institutions of learning (except trade, business, or industrial schools) not for profit
- Convents and monasteries which accommodate eight or fewer persons
- Country clubs
- Day care centers, day nurseries, nursery schools and kindergartens
- Doctors offices, including accessory medical laboratories as part of a planned medical complex or medical office building
- Garage or yard sale
- Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
- Home occupations
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries, not for profit
- Offices, professional and business
- Parks, playgrounds, and community centers, not for profit
- Single family dwellings
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

### B. CONDITIONAL USES:

Certain uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

- Assisted Living Residence \*\*
- Aviaries and zoos
- Cemeteries, mausoleums and crematories
- Clubs, private non-profit and proprietary
- Convents and monasteries accommodating more than eight persons
- Excavations, minor
- Lakes, commercial
- Marinas and boat rental
- Multiple family dwellings **(Not in effect in City of Anchorage)**
- Off-Street parking
- Sewage plants
- Towers, commercial
- Towers, (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

\* Docket No. 9-80-96 (This district in effect in Anchorage, St. Matthews and unincorporated Jefferson County only.)

\*\* Docket No. 9-26-00

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**C. PROPERTY DEVELOPMENT REGULATIONS:**

**1. MINIMUM LOT AND DIMENSIONS:**

- a. Area: - - - - - 6,000 sq. feet
- b. Width: - - - - - 50 feet
- c. Depth: - - - - - 100 feet

**2. MINIMUM YARD REQUIREMENTS:**

- a. Front Yard.....25 feet
- b. Side Yards.....5 feet
- c. Street Side Yard.....25 feet
- d. Rear Yard.....25 feet

**3. MAXIMUM BUILDING HEIGHT:**

Two stories, not to exceed thirty-five feet, or, on lots where the existing structures exceed thirty-five feet, the lower of: (a) the maximum height of the existing structures; or (b) forty-five feet.

**4. MAXIMUM DENSITY OR FAR:**

- a. Maximum Floor Area Ratio.....0.35
- b. Maximum Density.....12 dwellings per acre

**5. MINIMUM OFF-STREET PARKING:**

Requirements are the same as for the OR-2 District, or other applicable off-street parking regulation in effect for the jurisdiction in which the property is located.

**6. SIGNAGE:**

Requirements are the same as for the OR-1 District, or other applicable signage regulation in effect for the jurisdiction in which the property is located.

**7. FENCES AND WALLS:**

Requirements are the same as for the OR-2 District, or other applicable fence and wall regulation in effect for the jurisdiction in which the property is located.

**8. OTHER REQUIREMENTS:**

- a. Minimum Usable Open Space: - - - - - None except residential uses shall provide the minimum requirements for the R-7 District.
- b. Distance Between Buildings on Same Lot: - - - - - None except residential uses shall provide the minimum requirements for the R-7 District.

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