

# O&I-2 OFFICE MIXED USE DISTRICT

A mixed-use district that allows office, residential and limited business. The business and office uses allow and fulfill service and convenience needs of the surrounding neighborhood. These uses are primarily pedestrian oriented.

The district is intended to be established along the following corridors:

- ◆ Sunset Ave (Halifax Rd. to Wesleyan Blvd.)
- ◆ Benvenue Ave (Peele Rd. to Jefferys Rd.)
- ◆ Goldrock Rd (Benvenue Rd. to Greyson Rd.)
- ◆ Raleigh St (Parker St to Springfield Rd.)
- ◆ Raleigh Rd (Wesleyan Blvd. to the foot of the bridge that runs over Main St.)
- ◆ Cokey Rd (Marigold St. to Fairview Rd.)

Within these corridors, this district is encouraged for parcels abutting proposed or existing subdivisions/neighborhoods.

## Land Use

Proposed project shall be a combination of the two land uses: commercial, residential or office. Standalone development of any one shall not be permitted. No one land use (commercial, residential or office) shall be greater than seventy five (75%) of the total development.

## Dimensional Standards

Project shall contain a minimum of two (2) acres.

## Screening and Buffering

A fence not less than six (6) feet must be used in addition to all buffer requirements (reduction in width is prohibited). Typically, along the identified corridors a bufferyard of 6 feet, up to 30 feet, containing a number large trees, small trees, and evergreen shrubs is required dependent upon adjacent land use.

## Signage

The applicable sign regulations shall apply to this planned building group requirement.

## Parking

When commercial and office uses are proposed together, parking calculations will be based solely on commercial uses.