

SECTION 25. "C-O" COMMERCIAL OFFICE BUILDING, HOTEL AND MULTIPLE-FAMILY DWELLING DISTRICTS

The purpose of the "C-O" District classification is to provide for limited office building land use, and under appropriate conditions, to encourage rebuilding with high-rise office buildings, hotels, or multiple-family dwellings in the vicinity of metrorail stations. Determination as to the appropriate mixtures of uses and densities shall be based on the general land use plan designation or approved plans for the area, characteristics of individual sites and the need for community facilities, open space and landscaped area, circulation and utilities.

The following regulations shall apply in the "C-O" District:*

*Note--For supplemental regulations, see Section 31.

A. Uses Permitted.

All uses as permitted and regulated in "C-1-O" Districts.

B. Special Exceptions.

1. *Site plans:* By site plan approval as provided in Section 36, Subsection H.: Office, Hotel, Multiple-Family Dwelling and Commercial Development.
 - a. Any building or group of buildings may have mixed office, multiple-family dwelling, commercial or hotel uses.
 - b. The office, commercial and hotel gross floor are a permitted on a given site shall be determined by multiplying the site area by 3.8. The multiple-family dwelling gross floor area permitted on a given site shall be determined by multiplying the site area by 4.8. No portion of the site shall be used more than one time in computing the permitted density. All penthouse area in excess of that used for elevator, mechanical, or maintenance equipment shall be counted as gross floor area.

(Ord. No. 02-23, 10-19-02; Ord. No. 11-01, 06-11-2011)

C. Parking Requirements.

As specified and regulated in Section 33, except that the following may be approved by site plan:

1. Office, Retail, Service Commercial Space: One (1) off-street parking space for each five hundred thirty (530) square feet of gross floor area.
2. Multiple-family Dwelling: One (1) off-street parking space for each dwelling unit.
3. Hotel: Seven-tenths (0.7) off-street parking spaces for each guest room and dwelling unit.
4. The parking provided under the provisions of paragraphs 1., 2., and 3., above, shall be located below grade or within the structure housing the use to which the parking is appurtenant, except as may be allowed in an approved site plan.

D. Height Limit.

Thirty-five (35) feet, except that the following may be approved by site plan:

1. Office and commercial buildings: A maximum height of one hundred fifty-three (153) feet, including penthouse and parapet walls, measured from the average elevation at the perimeter of the site.
2. Multiple-family and hotel buildings: A maximum height of one hundred eighty (180) feet, including penthouses and parapet walls, measured from the average elevation at the perimeter of the site.

E. Area Requirements.

Each lot shall have a minimum average width of one hundred twenty-five (125) feet and a minimum area of thirty thousand (30,000) square feet. The County Board may authorize application for rezoning to the "C-O" District

where a lot or plot having less width or less area is part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

F. Reserved.