

SECTION 25A. "C-O-A" COMMERCIAL, OFFICE AND APARTMENT DISTRICTS

The purpose of the "C-O-A" District classification is to encourage a coordinated mixed-use development of office, apartment and hotel use in the vicinity of metro-rail stations. To be eligible for the classification, a site, or a major portion of a site, shall be located within an area designated for "coordinated mixed use development" on the general land use plan. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites and on the need for community facilities, open space and landscaped areas, circulation and utilities.

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

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

A. Uses Permitted.

1. All uses as permitted and regulated in the "C-2" District, except that the following shall not be permitted (Ord. No. 10-01, 04-27-2010):
 - a. Car wash.
 - b. Drive-in restaurant.
 - c. Plumbing or sheet metal shops.
 - d. Vehicle body shop.
 - e. Vehicle dealership sales or rental lot.
 - f. Vehicle storage lot.

B. Special Exceptions.

1. By site plan approval: Office, apartment, hotel and commercial development at the following densities:

Site Area	Maximum Total Floor Area Ration	Maximum Office Hotel and Commercial Floor
4,999 sq. ft. or below	1.0	.5
5,000 sq. ft.	1.5	.75
10,000 sq. ft.	2.0	1.0
15,000 sq. ft.	2.5	1.25
20,000 sq. ft.	3.0	1.5
30,000 sq. ft.	3.5	1.75
40,000 sq. ft.	4.0	2.0
50,000 sq. ft.	4.5	2.25
60,000 sq. ft.	5.0	2.50
70, 000 sq. ft.	5.5	2.75
80,000 sq. ft. and above	6.0	3.0

- a. On sites with more area than five thousand (5,000) square feet and less area than twenty thousand (20,000) square feet which do not have the precise number of square feet shown on the chart above, the F.A.R. shall be the F.A.R. allowed for the next smaller site as shown on the chart plus .0001 maximum total F.A.R. for each additional square foot of site area. The maximum office, hotel, and commercial F.A.R. to be added for each square foot shall be .00005. On sites with more than twenty thousand (20,000) square feet and less area than eighty thousand (80,000) square feet which do not have the precise number of square feet shown on the chart above, the F.A.R. shall be the F.A.R. allowed for the next smaller site shown on the chart plus .00005 maximum total F.A.R. for each additional square foot of site area. The maximum office, hotel, and commercial F.A.R. to be added for each square foot shall be .000025.

- b. To encourage the development of apartments, an additional one-half (1/2) F.A.R. may be approved within any project that is at least ninety (90) percent committed to apartment use. The additional One-half (1/2) F.A.R. may be used for apartment, commercial or office use.
- c. Height Limit: No building, nor the enlargement of any building, including penthouse height and/or height of parapet walls, shall be hereafter erected to exceed the following height:

Site	Office and Hotel	Apartment
19,999 sq. ft. or below	100 feet	151 feet
20,000 to 29,999 sq. ft.	110 feet	162 feet
30,000 to 39,999 sq. ft.	120 feet	171 feet
40,000 to 49, 999 sq. ft.	130 feet	180 feet
50,000 to 59,999 sq. ft.	140 feet	189 feet
60,000 to 69,999 sq. ft.	150 feet	198 feet
70,000 to 79,999 sq. ft.	160 feet	207 feet
80,000 sq. ft. and above	170 feet	216 feet

- (1) An apartment structure shall be any building with a minimum of thirty (30) percent of the gross floor area in apartment use.
 - d. Landscaping: A minimum of ten (10) percent of the total site area is required to be landscaped open space in accordance with the requirements of Section 32A, "Landscaping."
 - e. Automobile parking and loading space.
 - (1) One (1) off-street parking space shall be provided for each dwelling unit.
 - (2) One (1) parking space for each five hundred thirty (530) square feet of commercial or office space, provided that one (1) parking space for each five hundred eighty (580) square feet of commercial or office space shall be required in projects with associated apartment use.
 - (3) One (1) parking space for each hotel unit.
 - (4) Off-street loading spaces for all permitted uses shall be provided as specified in Section 33.
 - f. Signs as regulated in Section 34, subsection C.1.a. and C.2.a.
 - g. Site plans are required to be approved as provided for in Section 36, subsection H, except that under no circumstances shall the height of any building exceed the height limits established in paragraph B.1.c. by more than thirty (30) feet.
 - 2. The boundaries of this district shall be fixed by amendment of the zoning map at such time in the future as the district is applied to specific properties in the County.
 - 3. The County Board may modify the mix of uses within a site plan to allow hotel use to substitute for apartment use. Provided, however, that such modification will not result in more than eight hundred thousand (800,000) square feet of hotel gross floor area being substituted for apartment use in the "C-O-A" District.
 - 4. For hotel use a transportation demand management plan shall be provided which addresses among other things retail and shared parking of motor vehicles including buses.
 - 5. Buildings in which the primary use is hotel shall have fifty (50) percent of the gross floor area located at street level in retail use except as otherwise approved by site plan by the County Board. To the extent practical, retail uses shall front on the street and be directly accessible therefrom except as otherwise approved by site plan by the County Board.
- (5-31-80; Ord. No. 97-11, 6-7-97)