

**Section 4.4.17      Residential Office (RO) District:**

(A) **Purpose and Intent:** The Residential Office (RO) District provides for mixed use of a neighborhood office and residential nature. The RO District is appropriate as:

(1) A transitional land use between a commercial or industrial area and a residential area.

(2) An incentive zoning in older residential areas which are in the need of redevelopment or revitalization or are in a state of transition.

(3) To accommodate professional offices which will meet needs of nearby neighborhoods.

(4) An incentive zoning designation for historic districts and/or individually designated historic properties to provide for the rehabilitation of residential structures into office use. **[Amd. Ord. 38-07 2/5/08]**

(B) **Principal Uses and Structures Permitted:** The following types of use are allowed within the RO District as a permitted use:

(1) Single family detached dwelling units.

(2) Duplex structures. **[Amd. Ord. 9-04 2/17/04]**

(3) Business, Professional, and Medical offices. **[Amd. Ord. 09-10 7/20/10]**

(4) Abused spouse residence limited to forty (40) or fewer residents.

(5) Funeral parlors, funeral homes.

(6) Parking lots not associated with a use, pursuant to an adopted neighborhood or redevelopment plan. **[Amd. Ord. 8-00 4/4/00]**

(7) Group Home, Type 1, pursuant to restrictions set forth in Section 4.3.3(I). **[Amd. Ord. 23-01 5/1/01]**

(8) Assisted Living Facilities and Nursing Homes. **[Amd. Ord. 10-11 4/5/11]; [Amd. Ord. 01-10 1/19/10]**

(9) Residential Licensed Service Provider Facilities **[Amd. Ord. 10-11 4/5/11]**

(C) **Accessory Uses and Structures Permitted:** The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking lots.

(2) Refuse and service areas.

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(3) Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, guest cottages, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, workshops, swimming pools, and home occupations

(4) Family day care home pursuant to Section 4.3.3(T). **[Amd. Ord. 25-10 10/19/10]**

*DELETED NUMBER (5). [Amd. Ord. 23-01 5/1/01]*

(D) **Conditional Uses and Structures Allowed:** The following uses are allowed as conditional uses within the RO District: **[Amd. Ord. 35-00 1/2/01]**

(1) Child care and adult day care.

*DELETED NUMBER (2) AND RENUMBERED. [Amd. Ord. 10-11 4/5/11]*

(2) Bed and Breakfast Inns, subject to the provisions of LDR Section 4.3.3(Y). **[Amd. Ord. 11-10 7/20/10]**

(3) Group Home, Type 2, and Community Residential Homes, pursuant to restrictions set forth in Section 4.3.3(I). **[Amd. Ord. 23-01 5/1/01]**

(4) Large Family Child Care Home, subject to Section 4.3.3(TT). **[Amd. Ord. 25-10 10/19/10]**

(E) **Review and Approval Process:**

(1) All residential uses allowed as a principal use or accessory use thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit and which otherwise comply with applicable use restrictions.

(2) For new development or the first time establishment of nonresidential approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), (H) and (I).

(3) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(4) The creation of a new lot for the purpose of building a single family residence or establishing a principal use on its own parcel required platting pursuant to Section 2.4.5(J) or (K), as applicable.

(F) **Development Standards:** The development standards as set forth in Section 4.3.4 shall apply.

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(G) **Supplemental District Regulations:** The supplemental district regulations as set forth in Article 4.6 shall apply except as modified and added pursuant to the following:

(1) All uses shall be in completely enclosed buildings and any outdoor storage is expressly prohibited.

(2) Parking required for business, medical, and professional offices shall be at the standard of one space per three hundred square feet of net floor area (1/300). However, this requirement may be reduced to 1/400, or at least by one parking space, when there is a mix of residential and office use in the same structure or for an existing structure on a property located within a designated historic district or an individually designated historic site. **[Amd. Ord. 09-10 7/20/10]; [Amd. Ord. 01-09 1/20/09]; [Amd. Ord. 38-07 2/5/08]**

(H) **Special Regulations:**

(1) All buildings and structures shall appear to be residential in character regardless of the actual use therein, shall be kept in a sound and attractive condition, and in established neighborhoods shall be generally compatible in architectural style and scale with the surrounding area.

(2) A building or structure in the RO District may contain either a residential use, an office use, or a mix of uses.

(3) All parking for nonresidential principal uses and conditional uses shall be located in the side or rear yard or adjacent to a rear alley. No parking shall be located in the area between any street and the structure (building). Where there are existing buildings, administrative relief [Section 2.4.7(D)] may be sought from this subsection (3) provided it is determined that compliance with these provisions is not feasible and that the residential character of the area will be maintained and that such parking area shall be substantially screened from off-premises view by, at least, a four-foot high hedge.