

## SECTION 18 RO- RESIDENTIAL OFFICE DISTRICT

(a) *Purpose and Intent.* This district is established to provide for the conversion of existing structures to office use or the construction of offices in areas where the continuation of residential activity is no longer practical or to establish a transition between residential and nonresidential uses. It is further the intent of this district to encourage mixed residential and office uses.

(b) *Permitted and Conditional Uses*

### **PERMITTED USES**

Advertising Agency  
Artist's Studio  
Business Office  
Camera Shop  
Church  
Clinic (Medical, Dental or Optical)  
Dental Supplies  
Drug Store w/ Drive Thru  
Fire Station  
Group Homes, Developmentally Disabled  
Hearing Aids  
Park, Public  
Photography Studio  
Picture Framing  
Reservoir, Wet or Dry Detention  
Sales Office  
Travel Agency  
Utility Facilities  
Water Treatment/Storage Facility  
Watershed Conservation/Flood Control

### **CONDITIONAL USES**

ATM Machines  
Bakery Shop  
Bed & Breakfast  
Book & Stationery Store  
Broadcasting Studio  
Club or Lodge Serving Alcohol  
College Housing  
Cosmetic Sales  
Costume Rental  
Dance Studio  
Drapery Shop  
Financial Institution  
Fitness/Health Spa  
Governmental Agencies & Offices  
Gymnasium (Public)  
Interior Decorating  
Jewelry Store or Repair  
Laboratory/Office  
Key Shop  
Locksmith  
Medical Sales & Service  
Parking, Commercial Lot or Garage  
School, private, kindergarten or special ed.  
School, Public  
Travel Agency  
Veterinarians with Boarding  
Veterinary Small Animal Outpatient Clinic  
Watch Repair

(c) *Bulk and Intensity of Use Restrictions*

A. Maximum structure height:

1. When the building is adjacent to Residential Districts, Thirty-five (35) feet.
2. When the building is adjacent to Commercial, Industrial, or Office District, Sixty (60) feet.
3. Accessory structures: Sixteen (16) feet.

B. Minimum yard requirements:

1. Front yard: Thirty (30) feet. \*\*
2. Interior side yard: Ten (10) feet.
3. Exterior side yard: Twenty-five (25) feet.
4. Rear yard: Twenty-five (25) feet.

\*\*If parking is provided in the front yard area then the front yard setback shall be Fifty (50) feet.

C. Maximum building coverage (including accessory buildings): Fifty (50) percent.

D. Minimum open space: Not less than thirty (30) percent of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.

E. Maximum Impervious Area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways, and any other surfaces which reduce and prevent absorption of storm water shall not exceed seventy (70) percent of the total lot area.

(e) *Off Street Parking*

OFFICE AND INSTITUTIONAL USES

Lodge Halls, Exhibition Halls, Clubs (and area similar places of public assembly)

1 space per 200 sq. ft. of net floor

Nursery, Kindergarten and Day-Care Centers

1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary School (grades 1-6)	1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site.
Junior High School (grades 7-9)	4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site.
Senior High School (grades 10-12)	1 space for every five (5) full-time students plus 1.5 spaces per classroom.
Business and Professional Office (and similar area. For use or establishment)	<p>1 space per 300 sq. ft. of net floor structures larger than ten thousand (10,000) sq. ft., the above parking requirement shall be provided and the following percentage shall be taken of the remaining net floor area:</p> <p>10,001-20,000 sq. ft. – 95% of requirement  20,001-30,000 sq. ft. – 90% of requirement  30,001-40,000 sq. ft. – 85% of requirement  40,001 sq. ft. and up – 80% of requirement</p>
<u>COMMERCIAL USES</u>	
General Business and Retail Sales (except as otherwise provided herein)	<p>1 space per 250 sq. ft. of net floor area up to ten thousand (10,000) sq. ft., the above parking requirement shall be proved and the following percentage shall be taken off the remaining net floor area:</p> <p>10,001-20,000 sq. ft. – 95% of requirement  20,001-30,000 sq. ft. – 90% of requirement  30,001-40,000 sq. ft. – 85% of requirement  40,001 sq. ft. and up – 80% of requirement</p>

Drive-Through Commercial Facilities

In addition to the other parking space requirements, holding or stacking spaces for each service window. Each stacking space shall be no less than ten (10) feet wide by twenty (20) feet long.

Personal Service Establishments (Barber, space per Beauty Shops and similar uses)

1 space per each employee plus 1 each station.

(f) *Loading Space Standards*

FLOOR AREA (sq. ft.)	LOADING SPACES REQUIRED
5,000 – 25,000	1
25,000 – 40,000	2
40,000 – 100,000	3
100,000 – 160,000	4
160,000 – 240,000	5
240,000 – 320,000	6
For each additional 90,000	1 added space

(g) *Permitted Signs*

- A. Name Plate – 1 per public street entrance not to exceed 4 square feet in area.
- B. Freestanding – 1 per lot not to exceed 32 square feet in area and 12 feet in height.
- C. Church Bulletin Board – 1 per public street entrance not to exceed 12 square feet in area and 6 feet in height.
- D. Temporary Real Estate – 1 per lot or 1 per each 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.
- E. Wall – 1 per public street entrance not to exceed 30 square feet in area with a maximum 10 inch projection from the wall.
- F. Public Property – 1 per public street entrance not to exceed 12 square feet in area and 6 feet in height.