

## **SECTION 18.5 RESIDENTIAL-OFFICE OR "R-O" DISTRICT**

- A. GENERAL DESCRIPTION: The purpose of this Zoning District is to provide locations where office and residential land uses can be sited on a given lot or independent of each other. This District is primarily intended for existing mix use areas as an alternative to commercial zoning.
- B. USES PERMITTED WITHOUT A USE PERMIT: One Family Dwelling Day Care Center for less than twelve (12) children
- C. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT:
  - Professional Offices
  - Improved Parking Lot
  - Day Care Center for more than twelve (12) children
  - Other Uses found to be similar in nature as determined by the Planning Commission
- D. USES LEGALLY ESTABLISHED PRIOR TO APPLICATION OF THIS DISTRICT: Existing uses lawfully established prior to being zoned R-O shall be considered as having an existing use permit and in compliance with these standards.
- E. ACCESSORY BUILDINGS: Only when constructed simultaneously with or subsequent to the main building on the same lot. Accessory uses normally incidental to one family dwellings except as may be authorized in a use permit.
- F. APPURTENANT SIGNS: In the aggregate, ten (100 square feet in area for each building.
- G. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: The minimum lot area shall be no less than 7,000 square feet.
- H. MINIMUM LOT WIDTH: Each lot shall be no less than 60 feet wide.
- I. BUILDING HEIGHT: The maximum building height shall be 25 feet.
- J. FRONT YARD SETBACK: The front yard setback shall have a minimum depth of twenty (20) feet.
- K. INTERIOR SIDE YARD SETBACK: The interior side yard setback shall be a minimum of five (5) feet.
- L. EXTERIOR SIDE YARD SETBACK: The exterior side yard setback shall be a minimum of ten (10) feet.

- M. REAR YARD SETBACK: The rear yard setback shall be a minimum of twenty (20) feet.
- N. MAXIMUM LOT COVERAGE: The total lot area covered by structures shall not exceed thirty-five (35) percent of the total area of the lot.
- O. GENERAL REQUIREMENTS:
1. For parking requirements, see Section 30.I.
  2. Height Limit: Accessory buildings twenty-five (25) feet.
  3. Fences and walls permitted but not required. Such fences and walls shall not exceed six (6) feet in height. However, within front and exterior yard setback areas such fences or walls shall be limited to a maximum height of three (3) feet.