

Article VIA: RO District: Residence Office District

Note: Deleted text is in ~~highlighted strikethrough~~ and proposed text is in **bold underlined**

§200-64.1 Intent

In recognition of the fact that existing single-family residential areas with frontage on arterial streets may be situated in a transitional location near commercially developed properties, the Residence Office District is hereby created to both protect those existing residences from potentially objectionable commercial development while allowing limited types of compatible transitional business uses consistent with the residential character of the area.

A. Permitted uses. The following uses are permitted in RO Districts; all uses not specifically listed as permitted shall be deemed to be prohibited:

- (1) All uses permitted in a Residential R-3 District, subject to all the provisions specified for such residential district.
- (2) Offices and studios, provided that they are located in an existing structure or in a new structure compatible in scale and design with the residential character of the district.

(3) Multi-family buildings

B. Standards and requirements. All standards and requirements as applicable to the R-3 Residence District shall be applicable to the RO Residence Office District, except that:

(1) off-street parking requirements applicable to **multifamily and** nonresidential uses shall be as set forth in § 200-71

(2) the maximum building height shall not exceed forty (40) feet or four (4) stories above the grade plane

(3) the maximum permitted building coverage shall not exceed 40% of the lot area

(4) and site plan approval shall be required for such **multifamily and** nonresidential uses.

All standards and requirements as applicable to the R-3 Residence District shall be applicable to the RO Residence Office District, except that off-street parking requirements applicable to nonresidential uses shall be as set forth in § 200-71 and site plan approval shall be required for such nonresidential uses.

(1) For all uses permitted in the Residential R-3 District, all standards and requirements as applicable to the R-3 Residence District shall be applicable to the RO Residence Office District, except that off-street parking requirements applicable to nonresidential uses shall be as set forth in § 200-71 and site plan approval shall be required for such nonresidential uses.

(2) For all uses permitted in the B-1 General Business District, all standards and requirements as applicable to the B-1 General Business District shall be applicable to the RO Residence Office District.

(3) For all multi-family buildings, all standards and requirements as applicable to the B-1 General Business District shall be applicable to the RO Residence Office District, except that residential uses shall be permitted on the ground floor level.

In recognition of the fact that existing single-family residential areas with frontage on arterial streets may be situated in a transitional location near commercially developed properties, the Residence Office District is hereby created to both protect those existing residences from potentially objectionable commercial development while allowing limited types of compatible transitional business uses consistent with the residential character of the area.

A.

Permitted uses. The following uses are permitted in RO Districts; all uses not specifically listed as permitted shall be deemed to be prohibited:

(1)

All uses permitted in a Residential R-3 District, subject to all the provisions specified for such residential district.

(2)

Offices and studios, provided that they are located in an existing structure or in a new structure compatible in scale and design with the residential character of the district.

B.

Standards and requirements. All standards and requirements as applicable to the R-3 Residence District shall be applicable to the RO Residence Office District, except that off-street parking requirements applicable to nonresidential uses shall be as set forth in § 200-71 and site plan approval shall be required for such nonresidential uses.