

§267-56. RO Residential/Office District.

- A. Purpose. This district provides for the conversion of residential structures to other uses and construction of small retail, service and office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic or other similar factors, are no longer suitable for only those uses allowable in residential districts. The district regulations ensure that the buildings and uses are compatible with, provide a transition from, and are in harmony with, the present or prospective uses of nearby residential property.

FOH: The design standards in D, which are from Bill 04-51 should be applied to all RO buildings. We note lighting in B (5) was moved to encompass all uses. We recommend all design be moved under B. General Regulations as well.

B. General regulations.

(1) Minimum lot area, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Table 56-1, shall apply, subject to other requirements of this Part 1.

NEW (2) Landscaping shall comply with the requirements set forth in §267-29 (Landscaping).

NEW (3) Buffer yards shall comply with requirements set forth in §267-30 (Buffer yards).

NEW (4) Signage shall comply with requirements set forth in §267-33 (Signs).

Moved (5) Lighting shall be designed and controlled so that any light shall be shaded, shielded, or directed, so that the light intensity or brightness does not adversely affect the operation of vehicles or reflect onto residential lots or buildings.

FOH: This provision from Bill 04-51 is necessary to promote harmony between the office and residential uses. It is frequently added as a condition for special exceptions or variance.

C. Specific regulations. The following uses are permitted subject to the additional requirements below:

(1) Agriculture. On a lot of 2 acres or more, all buildings associated with this use, including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses. **Omits reference to animal units and related setbacks for buildings in which animals are kept or housed. Omits language that agriculture is permitted as an interim use on any parcel pending its development for residential purposes.**

(2) Residential development, subject to the standards in Table 56-1.

(3) Conversion of an existing single-family detached dwelling to accommodate not more than 4 dwelling units, subject to a minimum lot area of 5,000 square feet per dwelling unit. Parking on site shall be provided at a minimum of 2 spaces per dwelling unit. **This provision was not omitted in this section but was omitted in all other Sections.**

(4) Rubble landfills are permitted in accordance with §267-87 (Rubble Landfills).

(5) The following uses are permitted in accordance with Article VIII of this Chapter, provided that a minimum parcel area of 30,000 square feet is established:

- (a) Business and office equipment rental or leasing;
- (b) Business equipment sales;
- (c) Party supply shops;
- (d) Photography equipment and supply shops; and
- (e) Medical equipment rental and sales.

(6) Specialty shops are a permitted use in accordance with Article VIII of this Chapter. **Omits cosmetic shops, key shops and novelty shops from category of Specialty Shops.**

D. Retail/service/office uses are permitted in accordance with the following: **The following is Bill 04-51 language.**

(1) Purpose. To provide opportunities for conversion of existing residential structures or the development of new structures for retail, service and office uses in predominantly residential areas. The purpose of these

development standards are to ensure that the structures and uses developed are compatible and in harmony with the neighboring residential communities.

(2) Development Standards.

(a) Design. An architectural rendering of the building facade and elevations of the structure shall be submitted to the Board of Appeals. The rendering shall demonstrate how the project meets the following standards and objectives:

[1] Redevelopment of existing residential structures. Redevelopment of existing residential structures shall be permitted provided that any physical modification is compatible, and in harmony, with the neighboring residential communities relative to architectural design, scale, building height and the materials used in construction.

[2] Development of new buildings. New buildings developed for retail, service and office uses shall be designed to be compatible, and in harmony, with the neighboring residential communities relative to architectural design, scale, building height and the materials used in construction. Elements to be considered in determining compatibility with neighboring residential communities shall include massing and building materials as well as cornice lines, window lines, roof pitch and entry.

[3] Design requirements. See Tables 56-1.1 and 56-1.2.

(b) Maximum building coverage. The maximum building coverage shall be 40% of the lot, and the maximum impervious surface shall be 65% of the lot.

(c) Use limitations. The uses permitted under this Section shall comply with the following:

[1] Enclosed building. All uses permitted shall be conducted within an enclosed building, except parking, loading, unloading or as otherwise permitted.

[2] Storage restriction. The outside storage of material or equipment shall not be permitted.

[3] Hours of operation. Uses shall only be permitted to operate between the hours of ~~6:00 a.m. and 10:00 p.m.~~ 9:00 A.M. TO 9:00 P.M. ., inclusive.

FOH: The range of allowable businesses in a residential neighborhood is extensive. We recommend limiting hours of operation to the hours a neighborhood would find acceptable. 9:00 a.m. to 9:00 p.m. would not cause problems.

(e) Ingress and egress. Any ingress or egress to the site shall be designed to provide the safest means of traffic flow.

FOH: Hospitals, Schools, Colleges and Universities, Mineral Extraction and Processing, Country Inns, Tourist Homes and Resorts, Group Homes for Sheltered Care, Personal Care Boarding Homes, Agricultural Retail and Health Services and Medical Clinics are all permitted as a special exception use in RO with Board approval. We recommend that these uses be held to the design standards above where buildings are erected.

RO Residential Office Design Requirements – Table 56-1.1 Changes

Residential – Conventional:

New columns added for Maximum Lot Area and Maximum Average Lot Area.

Single family dwg. front yard setback reduced from 35' to 25'.

Side yard setback reduced from 10' to 6' total of 20'.

Rear yard setback reduced from 40' to 22'.

Semi-Detached dwg. front yard setback reduced from 35' to 25'.

Side yard setback reduced from 10' to 6' total of 20'.

Rear yard setback reduced from 40' to 22'.

Duplex front yard setback reduced from 35' to 25'.

Side yard setback reduced from 10' to 6' total of 20'.

Rear yard setback reduced from 40' to 22'.

Residential Conventional with Open Space:

Single family dwg. front yard setback reduced from 30' to 25'.
 Side yard setback reduced from 10' to 6' total of 20'.
 Rear yard setback reduced from 35' to 22'.
 Lot Line dwg. front yard setback reduced from 30' to 25'.
 Rear yard setback reduced from 35' to 22'.
 Semi-Detached dwg. front yard setback reduced from 30' to 25'.
 Rear yard setback reduced from 35' to 22'.
 Duplex dwg. front yard setback reduced from 30' to 25'.
 Rear yard setback reduced from 40' to 22'.
 Patio/Court/Atrium front yard setback reduced from 30' to 25'.
 Rear yard setback reduced from 30' to 22'.
 Townhouse front yard setback from 30' to 25'.
 Rear yard setback reduced from 40' to 22'.

Table 56-1.1 Design Requirements for Specific Uses - RO Residential Office District (Part 1)

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (stories)
Institutional	2 acres				50	100	50	40	80	3
Natural Resources	2 acres				50					3
RESIDENTIAL: CONVENTIONAL										
Single Family Detached	10,000					70	25	6 (total of 20)	22	3
Semi-detached	10,000			5,000		70	25	6 (total of 20)	22	3
Duplex	10,000			5,000		70	25	6 (total of 20)	22	3
Garden Apartment*	10,000			5,000		70	35	10	40	3
RESIDENTIAL: CONVENTIONAL WITH OPEN SPACE (COS)										
Single Family Detached	7,500					65	25	6 (total of 20)	22	3
Lot Line	7,000					60	25	0 to 5	22	3
Semi-detached	6,500					55	25	0 and 15	22	3
Duplex	12,000			6,000		80	25	15	22	3
Multiplex	2,400					50	24	24	0	3

Table 56-1.1 Design Requirements for Specific Uses - RO Residential Office District (Part 1)

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.

* Maximum of 4 units

** The following uses - business and office equipment rental and leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, require a minimum lot area of 30,000 square feet

Table 56-1.2

Design Requirements for Specific Uses - RO Residential Office District (Part 2)

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (stories)
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS) continued										
Patio/ Court/ Atrium	6,000					55	25	0	22	1 1/2
Townhouse	2,400			3,000		24	25	0	22	3
Retail Trade/Services**	10,000				15	70	35	10	40	3
Transient Housing	15,000			3,000		100	35	10 (total of 30)	40	3
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									See §267-87

Table 56-1.2 Design Requirements for Specific Uses - RO Residential Office District (Part 2)

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.

* Maximum of 4 units

** The following uses - business and office equipment rental and leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, require a minimum lot area of 30,000 square feet