

6.33 - RO-2 MEDIUM DENSITY RESIDENTIAL-PROFESSIONAL OFFICE DISTRICT

6.33.1 PERMITTED USES:

Within the RO-2 Medium Density Residential- Professional Office District the following uses are permitted:

- 6.33.1.1 Single-family, two-family, and multi-family dwellings;
- 6.33.1.2 Day-care centers, adult day-care centers, and dance schools;
- 6.33.1.3 Churches, including parish houses and Sunday school buildings;
- 6.33.1.4 Fraternal organizations and clubs not operated for profit;
- 6.33.1.5 Public utility stations;
- 6.33.1.6 Municipal, County, State, or Federal Buildings or Land Uses;
- 6.33.1.7 Elementary and secondary schools, colleges, universities, and similar institutions, public or private with or without students in residence;
- 6.33.1.8 Libraries, museums, and art galleries;
- 6.33.1.9 Clinics;
- 6.33.1.10 Office Buildings: government and private office buildings, including professional offices. For the purposes of this Section, a permitted office building is defined as a building having not less than fifty (50) percent of its total floor area occupied by medical, dental, governmental, private, or professional office uses;
- 6.33.1.11 Drug stores, located within a permitted office building as defined in Subsection 6.12.1.12;
- 6.33.1.12 Barber and beauty shops, located within a permitted office building as defined in Subsection 6.12.1.12;
- 6.33.1.13 Branch banks, located within a permitted office building as defined in Subsection 6.12.1.12;
- 6.33.1.14 Accessory structures and uses, provided they are located in the rear yard and setback a minimum of seven and one-half (7 ½) feet from all property lines;

6.33.1.15 Bed-and-breakfast inns, provided:

- A. There shall be no more than twelve (12) registered adult guests at one time and a current guest register must be kept by the owner (or manager);
- B. The owner (or manager) must reside on the premises;
- C. Parking shall be located at the rear or side of the building and not be visible from any public right-of-way (excluding alleys) or adjacent property;
- E. All necessary state and city permits, certifications, or requirements be obtained as a condition of a bed-and-breakfast inn service; and
- F. No exterior alterations, other than those necessary to assure safety of the structure, shall be made to any building for the purpose of providing bed-and-breakfast; and

6.33.1.16 Residential homes for the aged, subject to the requirements of Subsection 6.6.1.6;

6.33.1.17 Portrait studio, provided:

- A. The use shall be located on an arterial or collector street; and
- B. Off-street parking shall be provided in either the side or rear yard at one (1) space per three hundred (300) square feet of floor area used in conjunction with the business; and

6.33.1.18 Professional Services

6.33.2 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

6.33.2.1 Restaurants, provided:

- A. Food is prepared to be consumed within the principal building only; and
- B. The restaurant is located within a permitted office building as defined in Subsection 6.12.1.12.

6.33.2.2 Mortuary establishments, provided such establishments will not cause undue traffic congestion or create a traffic hazard;

6.32.2.3 Hospitals for the treatment of human ailments, provided they are located on an arterial or collector street, on a street constructed to industrial or

commercial standards, or where a portion of the property lies within five hundred (500) feet of an arterial or collector street;

6.32.2.4 Group homes subject to the requirements of Subsection 6.6.1.5.

6.33.2.5 Group homes subject to the requirements of Subsection 6.8.2.3.

6.33.2.6 Antique sales and home decorating service.

6.33.2.7 Alternative tower structures.

6.33.2.8 Tearoom provided:

- A. The structure shall be located on an arterial street;
- B. The use shall be located either in a residential structure or bed-and-breakfast inn with the owner residing on the premises of the residential structure or the bed-and-breakfast inn. Tearooms not part of a bed-and-breakfast inn shall provide a minimum of five (5) off-street parking spaces located in the side or rear yard;
- C. No exterior alterations designed to increase seating capacity shall be permitted;
- D. Kitchen facilities shall meet applicable code requirements;
- E. Outside dining shall be screened from adjacent residential uses by a six-foot opaque wooden fence, Type 1 buffer, or other acceptable screening approved by the BZA;
- F. Operation shall be limited to the hours of 11:00 AM to 9:00 PM, seven days a week; and
- G. Any other conditions deemed appropriate by the BZA to ensure protection of surrounding residential uses.

6.33.2.9 Emergency or temporary shelters provided:

- A. The shelter houses no more than eight (8) persons for no more than thirty (30) days per person. Length of stay may be extended when extenuating circumstances can be shown to the Shelter Director; and

- B. All other applicable conditions for approval listed in Subsection 6.6.1.7 are met.

6.33.3 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

6.33.3.1 Minimum Lot Size:

- A. Minimum lot size shall be 6,000 square feet.
- B. Minimum lot width shall be fifty (50) feet at the front building line.

6.33.3.2 Density:

Maximum density shall be fourteen (14) dwelling units per acre.

6.33.3.3 Yard Area:

- A. Front Yard:
Minimum front yard setback shall be twenty-five (25) feet on an arterial or collector street and ten (10) feet on all other streets. Front-facing garages shall have a minimum setback of twenty-five (25) feet on all streets.
- B. Side Yard:
Minimum side yard setback shall be eight (8) feet.
- C. Rear Yard:
Minimum rear yard setback shall be thirty (30) feet.

6.33.4 MAXIMUM LOT COVERAGE:

The principal building and all accessory buildings shall cover not more than thirty-five (35) percent of the total lot area.

6.33.5 HEIGHT REGULATIONS:

Principal buildings shall not exceed the height of sixty-five (65) feet.

6.33.6 SIDEWALK REQUIREMENT:

Sidewalks shall be required for all adult day care centers, churches, dance schools, day-care centers, fraternal organizations, government buildings, hospitals, libraries/museums/art galleries, public utility stations, schools, bed-and-breakfast inns, multi-family residential, office, and commercial developments along their public

street frontages in accordance with the Article IX, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.

6.33.7 CONCEPT PLAN REQUIRED:

Each application for a rezoning request shall be accompanied by five sets of a concept plan as described in Article XIV, Subsection 14.3.1. The review and approval process for such concept plan shall be as described in Subsection 14.3.2.

zonecode/articles/ART 06-32, RO2.doc