

ARTICLE 10**R/O/S - RESIDENTIAL, OFFICE, SERVICE**

50.1000 [Uses Permitted.] In the R/O/S - Residential/ Office/Service District, no building or premises shall be used and no building shall be hereafter erected or altered unless otherwise specifically provided for in this Chapter, except for the following uses:

- (1) Office buildings for the following service professions: doctors of medicine, dentistry, optometry, osteopathy, physicians and surgeons, outpatient health center or clinics and similar professional occupations.
- (2) Office buildings for the following professions: attorneys at law, professional engineers, land surveyors, interior designers, community planners, architects, landscape architects, building contractors and similar service occupations requiring no outside storage of vehicles or equipment on the premises.
- (3) Office buildings for public utilities, real estate, public accounting, clerical, drafting, executive, administrative, insurance, financial planning, stockbroker and similar occupations requiring no outside storage of vehicles or equipment on the premises.
- (4) Office buildings for newspapers and periodical publications, printing and copy shops, travel agencies, photography studio, dance studio, day care center, and similar service occupations requiring no outside storage of vehicles or equipment on the premises.
- (5) Barber and beauty shops.
- (6) Funeral homes.
- (7) Churches.
- (8) Residential dwelling units when connected to another principal use permitted in this district, and subject to the on-site, off-site parking requirements for multiple residential

dwelling units specified in Article 18 of this Chapter.

(9) Accessory uses customary and incidental to a principal use shall be permitted provided such accessory uses are within a building. Accessory buildings shall be permitted, subject to the requirements specified in this Chapter.

(10) Single-family buildings or two-family buildings, subject to the requirements of the R-2 Two-family Residential zoning district contained in Article 6 of this Chapter, provided on-site, off-street parking for residential uses shall be provided pursuant to the requirements for multiple residential dwellings contained in Article 18 of this Chapter.

(11) [Retail Florist Shop.]⁴⁵

All uses, including the storage of commodities, except for off-street parking or loading, shall be conducted within a completely enclosed building. The indoor storage of goods or materials, beyond that normally incident to the above permitted uses, shall be prohibited.

50.1001 Building Height, Area and Yard Requirements.

- (1) Minimum lot width shall be one hundred (100) feet.
- (2) Minimum front yard setback shall be twenty (20) feet. The front yard shall be landscaped with no off-street parking lot permitted within the required setback, in the front yard.
- (3) Minimum rear yard setback shall be twenty (20) feet.
- (4) Minimum side yard setback shall be fifteen (15) feet. Minimum corner yard setback shall be twenty (20) feet.

(5) The maximum percentage of lot coverage shall be determined by the confluence of yard requirements, by actual use and by the provision of required off-street parking and loading facilities.

(6) Maximum building height shall be two (2) stories and not exceed thirty (30) feet.

(7) The architecture and exterior finish of any building, including accessory buildings, shall be residential in character, and shall be such as to present a complementary uniform style and finish on all sides of its exterior.

(8) Landscaping: All open areas, setbacks, and all other portions of the site not used for parking, driveways, and buildings shall be improved according to a landscape plan approved by the Planning Commission.

(9) Lighting: During office hours after sunset, the parking areas shall be adequately lighted for safety of users and comfort of adjacent property owners. Lighting of parking areas shall be in a manner so as to prevent rays and illumination therefrom from being cast upon neighboring residences and to prevent glare therefrom into other nearby buildings. Illumination shall not exceed ½ foot-candle, measured at the property line.

(10) Accessory buildings are permitted in the rear yard only; minimum rear and side yard setbacks shall be ten (10) feet; maximum rear lot coverage shall be forty (40) percent; maximum height shall be limited to twenty (20) feet and one and one-half stories.

50.1002 Signs.

(1) One (1) principal sign shall be permitted per establishment in this District.

(2) The maximum sign area of principal signs per building in this District shall not exceed that determined under Section 50.303(9).

(3) All signs in this District must be wall signs, provided one free-standing sign, with a sign area not exceeding sixteen (16) square feet if one-sided, and thirty-two (32) square feet if two-sided, may be permitted per lot, provided the area of any free-standing sign shall reduce the permitted sign area per building determined as aforesaid.

(4) Any free-standing sign in this District shall be set back at least five (5) feet from the front lot line and shall not exceed six (6) feet in height.”]¹⁷

(5) [Neon and internally illuminated signs are permitted subject to the restrictions of subsection (2) above, provided no more than two (2) such signs are permitted per establishment and all such signs shall be located inside the exterior building face and the size of the neon or internally illuminated sign shall meet the following requirements:

(a) If such a sign is attached to or within fifteen (15) feet from the front window, the sign shall not exceed two (2) square feet in area.

(b) If such a sign is beyond fifteen (15) feet but less than thirty (30) feet from the front window, the sign shall not exceed four (4) square feet in area.

(c) If such a sign is beyond thirty (30) feet from the front window, the sign shall not exceed six (6) square feet in area.

(d) Any internally illuminated signs including vending machines or similar types of equipment or devices are prohibited outside the exterior of a building. Vending machines or similar equipment or devices located inside a building, containing signage provided by the supplier of the vending machine or equipment, that is related specifically to the product dispensed by the device or equipment, and that only incidentally promotes the interests of the business in which said equipment or device is located, shall be exempt from the provisions of Section 50.301 and 50.303 of this Code.]¹²³

50.1003 [Special Land Uses. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter.

(1) Two (2) dwelling units on the same lot.

(a) The minimum lot area shall be fourteen thousand (14,000) square feet

(b) The foot print of the additional dwelling unit which exceeds 576 square feet in area shall not exceed 75% of the primary dwelling foot print.

(c) The height of either dwelling unit shall not exceed 35 feet in height.

(d) Separate utility service for the second dwelling unit is permitted subject to all fees and costs associated with establishing a new connection to a property, as determined by the City Manager and City regulations.

(e) Each dwelling unit may be owner occupied or may be rented for one (1) month or more to any person or family. Short-term rental of either dwelling is prohibited.

(f) A second dwelling unit shall not be approved if a two family unit (duplex) exists on the property or constructed on the property.

(g) The second dwelling unit shall meet all setback requirements of the R2 District.

(h) Guest quarters (as regulated in 50.302(1)) permitted as an accessory use in the R2 District are not permitted on a lot that has established a second dwelling unit.

(i) The second dwelling shall meet the parking standards of Article 18.

(j) (j) A separate address shall be established for the second dwelling unit as required by Section 80.101 the City Code.]¹⁵⁵