

## RO: Residential Office

1. **Purpose.** To provide low intensity, non-retail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment. RO implements the medium, medium-high and high residential density and *Commercial* future land use classifications of the GROWTH PLAN in transitional corridors between single-family residential and more intensive uses.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the RO District.
3. **Intensity/Density.** Subject to the density bonus provisions of this Code, and other development standards in this Code, the following density provisions shall apply:
  - a. Maximum gross density shall not exceed 16 dwellings per acre;
  - b. Minimum lot size shall be 5,000 square feet for the first use on any lot, whether the use is nonresidential or and initial dwelling unit plus 1,500 square feet for each additional dwelling on the same lot;
  - c. Non-residential intensity shall not exceed a floor area ratio (FAR) of 0.4;
  - d. Maximum building size shall not exceed 10,000 square feet, unless a conditional use permit is issued.
  - e. Minimum net density shall not be less than four dwellings per acre if the property is developed exclusively for residential use. Minimum density does not apply to mixed use properties.
4. **Performance Standards.** New construction, including additions and rehabilitation's, in the RO district shall be designed to look residential and shall be consistent with existing buildings along a street. "Consistent" means the operational, site design and layout, and architectural considerations described in the next subsections.
5. **Site Design, Layout and Operational Considerations.**
  - a. **Parking.** Business uses in the RO District shall be designed and operated not to increase on-street parking in front of dwellings in the neighborhood. On-site parking shall be provided pursuant to the parking rules. On-site parking spaces shall only be located in the side and rear yards; and screened from adjacent dwellings by a solid wall, fence or vegetation having a height of not less than four (4) feet nor more than six (6) feet (vegetation may exceed six (6) feet in height).
  - b. **Service Entrances.** Service entrances, loading areas and dumpster areas shall be located only in the rear or side yard. Each loading area shall be screened from each adjacent residential use or zone.
  - c. **Use of Front Yard.** Front yards shall be reserved for landscaping, sidewalks, driveway access to parking areas and signage.
  - d. **Hours of Business.** No uses in this district shall open earlier than 7:30 a.m. and shall close no later than 8:00 p.m.
  - e. **Outdoor Storage and Display.** Outdoor storage and display areas associated with non-residential uses are prohibited.
  - f. **Mixed Use.** Any mix of residential and non-residential uses on the same lot shall be located in the same structure.
  - g. **Outdoor Lighting.** Outdoor lighting shall comply with the lighting provisions in this Code.
6. **Architectural Considerations.**
  - a. **Building Alignment along Streets.** Every new building and addition shall be located so that it aligns with existing neighborhood buildings. "Aligns" means elevation (*e.g.*, horizontal lines of peaks of roofs, cornices, window sills) and plan (*e.g.*, setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).
  - b. **Building Orientation/Style.** Main entrances shall open onto a street and shall align with those of adjacent residential buildings. For example, in many RO areas, raised foundations and steps that define the main entrance are prevailing residential characteristics. Door styles shall be similar to those found on residential dwellings.

### RO Summary

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Primary Uses    | Professional Offices, Attached and Detached Single Family, Duplex, Townhouse, Multifamily, Civic |
| Max. Intensity  | 0.4 FAR, 16 units/acre                                                                           |
| Max. Bldg. Size | 10,000 sq. ft.                                                                                   |
| Min. Density    | 4 units/acre                                                                                     |

- c. **Building Mass/Scale Proportion.** Each new building, its mass in relation to open spaces and its windows, doors, and openings shall be visually compatible. Visually compatible means compatible with adjacent and neighboring buildings including mass, shape, window, doors, openings, roof shape, roof pitch and orientation. For example, a large building shall be compatible with surrounding smaller dwellings by dividing its mass into smaller components to create a building elevation that is more like the size and proportion of the nearby dwellings.
- d. **Height.** New buildings shall have the same number of stories and a height which is compatible with those of nearby dwellings. Two and one-half stories shall be the maximum subject to maximum height of thirty-five (35) feet.
- e. **Roof Shape.** The roofs of new buildings shall be visually compatible with nearby dwellings. Roof pitch shall be at least 4:12.
- f. **Fenestration.** Structures shall be visually compatible with surrounding residential structures. Visually compatible includes the relationship of width to height, and the spacing of windows and doors. For example, tall evenly-spaced rectangular windows are typical of certain residential styles in RO District areas.
- g. **Materials.** The exterior of all new buildings, additions and alterations shall be similar in size and appearance to nearby dwellings. Sign materials should be visually compatible to materials used on the building facade.
- h. **Signage.** See section 4.2.G.1.d for sign standards in the RO District.

| Zoning District                         | Minimum Lot Size |             | Minimum Street Frontage (ft.) | Minimum Setbacks <sup>(1)</sup><br>(Principal/Accessory Building) |            |                           | Max. Lot Coverage (%) | Max. FAR | Max. Height (ft.) |
|-----------------------------------------|------------------|-------------|-------------------------------|-------------------------------------------------------------------|------------|---------------------------|-----------------------|----------|-------------------|
|                                         | Area (sq. ft.)   | Width (ft.) |                               | Front <sup>(8)</sup> (ft.)                                        | Side (ft.) | Rear <sup>(8)</sup> (ft.) |                       |          |                   |
| See Section                             | 3.2.B            | 3.2.C       | 3.2.D                         | 3.2.E                                                             | 3.2.E      | 3.2.E                     | 3.2.F                 | 3.2.G    | 3.2.H             |
| <b>Non-Residential Zoning Districts</b> |                  |             |                               |                                                                   |            |                           |                       |          |                   |
| <b>R-O</b>                              | 5,000            | 50          | 20                            | 20/25                                                             | 5/5        | 10/5                      | 70                    | 0.40     | 35                |

**GENERAL NOTE:** See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

Some properties might also be subject to additional restrictions and/or overlay zones.

**FOOTNOTES:**

1. Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
2. Minimum street frontage on cul-de-sac is 30 feet.
3. RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
4. Maximum height is 40 feet if adjacent to any residential zoning district.
5. 10/5 foot setback if abutting a residential zone or use.
6. Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
7. Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
8. The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
9. Maximum building height may be increased up to 65 feet if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.
10. A minimum side yard setback of six feet (6') will be required where perimeter side yard landscaping is required.