

Residential Office (RO) District

(a) Permitted uses and structures.

- (1) Professional and business offices.
- (2) Multiple-family dwellings.
- (3) Single family dwellings.
- (4) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (5) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (7) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.

(b) Limitations on permitted uses.

All of the permitted uses in the RO District are limited by the following conditions unless otherwise provided:

- (1) Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
- (2) No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds actual scale weight shall be used.

(c) Permitted accessory uses and structures. See [Section 656.403](#).

(d) Permissible uses by exception.

- (1) Libraries and community centers.
- (2) Cemeteries and mausoleums but not funeral homes or mortuaries.
- (3) Medical and dental office or clinics (but not hospitals).

(e) Minimum lot requirements (width and area).

- (1) Width:
 - (i) Single-family dwellings—50 feet.

- (ii) Multiple-family dwellings—50 feet.
 - (iii) All other uses—70 feet (except as otherwise required for certain uses).
- (2) Area:
- (i) Single-family dwellings—5,000 square feet.
 - (ii) Multiple-family dwellings—6,000 square feet for the first two family units and 2,100 square feet for each additional unit.
 - (iii) All other uses—7,000 square feet (except as otherwise required for certain uses).

(f) Maximum lot coverage by all buildings and structures.

50 percent. *Impervious surface ratio* as required by [Section 654.129](#).

(g) Minimum yard requirements.

- (1) Single-family dwellings:
 - (i) Front—20 feet.
 - (ii) Side—5 feet.
 - (iii) Rear—10 feet.
- (2) Multiple-family dwellings:
 - (i) Front—20 feet.
 - (ii) Side—10 feet.
 - (iii) Rear—20 feet.
- (3) Multiple-family dwellings with more than one principal structure on the lot:
 - (i) Front—20 feet.
 - (ii) Side—20 feet.
 - (iii) Rear—20 feet.
- (4) All other uses:
 - (i) Front—20 feet.
 - (ii) Side—10 feet.
 - (iii) Rear—20 feet.

(h) Accessory use structure used in conjunction with single-family or multi-family structure:

- (1) Front—Accessory use structures shall not be permitted in front yards as they are established by the location of the principal structure.

(2) Side and rear—1 foot.

(i) Maximum height of structures.

(1) Principle structures—35 feet.

(2) Accessory Use Structures—15 feet, provided the structure may be one foot higher for each 3 feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.

(j) The requirements set forth above in (e), (f), (g), (h) and (i) for this Residential Office District shall apply unless otherwise provided for in a specific Zoning Overlay.