

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

## R-O, Residential Office



The R-O District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities and compatible residential uses. It is further the intent of this district to establish a transition area where the continuation of residential activity is no longer practical between residential and nonresidential uses.

**Maximum Height Allowed:** 40 feet

**Minimum Street Frontage:** 20 feet

**Minimum Width of Corner Lots:** 75 feet at building line

**Lot and Area Standards:**

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-O	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	70'	50%	55%
	All others	6,000	6,000	60'	60%	65%

**Minimum Setback Standards:**

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-O	Single-family	20'	7'	20'	25'
	Two-family	20'	10'	20'	25'
	Office with parking in front	50'	10'	50' parking; 20' no parking	25'
	Office w/o parking in front	20'	10'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

**Garage Setback Standards:** *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the facing property line

Garage, Alley Facing: 20 ft. from property line at alley

**Accessory Structures & Uses:** (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

*On corner lots:* Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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**Residential Tree Planting:** For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

**Land Uses:**

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<b>Agriculture and Animals</b> Animal - domestic or household Botanical garden Community garden	<b>Agriculture and animals</b> Urban farm	<b>Residential</b> Dwelling - accessory Home Occupation - type a
<b>Residential</b> Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - two-family Home Occupation - type b Residential facility - assisted living Residential facility - temporary shelter	<b>Recreation, Education &amp; Assembly</b> Aquarium Community center Country club Educational facility Golf course Museum Park - community Park - neighborhood Religious facilities	<b>Transportation / Utilities</b> Solar energy system Wind energy system, small
		<b>Other</b> Building, accessory - nonresidential Donation boxes
<b>Recreation, Education &amp; Assembly</b> Cultural studio Library Park - mini	<b>Services</b> Adult day care Cemetery or mausoleum Copy facilities Personal services Lodging - bed & breakfast Public safety services	
<b>Retail</b> Mobile food vendor		
<b>Services</b> ATM machine Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Financial institution Funeral home Governmental services facility Medical services - doctor office Office	<b>Transportation / Utilities</b> Parking facility (as principle use) Utility facility Wireless communication facility (cell towers) <b>Other</b> Temporary uses	

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### Setback Illustration

