

904 OR OFFICE RESIDENTIAL DISTRICT

904.01 Purpose

This district provides for multi-family residences, offices, and service facilities in suitable locations in which they can support community needs without producing incompatible effects on adjacent uses. Such a district is particularly appropriate adjacent to arterial streets, as well as between commercial areas and residential neighborhoods.

904.02 Uses

A. Permitted Uses

1. All permitted and special uses as provided within the R-3 Residential District.
2. Professional offices of doctors, dentists, chiropractors, lawyers, engineers and similar type professions limited to three (3) such principal professionals and supporting personnel per site.
3. Real estate, insurance and similar type offices provided no retail trade with the general public is carried on, and that no stock of goods is maintained for sale to customers.
4. Barber and beauty shop (one chair operation only.)
5. Accessory buildings incidental to the principal use.

B. Conditional Uses

The following conditional uses are subject to review in accordance with Article XII

1. Medical and dental clinics, professional offices as previously identified containing more than three (3) such professionals per site.

2. Antique, boutique, craft and similar type retail specialty shops of less than 500 square feet of gross sales area.

(1)

904.03 Lot Requirements

- A. Minimum Lot Area 7,500 sq. ft.
- B. Minimum Lot Width 60 feet

Yard Requirements

- A. Minimum Front Yard Depth (2)
25 feet
- B. Minimum Rear Yard Depth 35 feet
- C. Minimum Side Yard Width on Each Side (3)
 1. Professional Offices (3 or less professionals) 8 feet
 2. Professional Offices (more than 3 professionals) (3)
10 feet

904.04 Structural Requirements

- A. Maximum Building Height 35 feet
- B. Structure Size
 1. Office uses Not to exceed 2,000 sq. ft.

904.05 Parking and Loading Requirements

- A. See Article X for off-street parking and loading requirements.

904.06 Signs

- A. See Article XI for size and location of permitted signs.

- (1) For uses permitted by right or special review within the R-3 District, the requirements of that district shall be applicable. Conditional uses shall comply with all pertinent development standards contained in Article XII.
- (2) Average of adjoining front yard depths if same are less than 25 feet.
- (3) Where a side lot line coincides with a side lot line in a residential district, the side yard dimensions shall be provided adjacent to respective Residential Districts as follows: R-1 20 feet, R-2 15 feet, R-3 10 feet. In all cases, a landscape screening of trees or compact hedge shall be provided.