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CHAPTER 13.50

RESIDENTIAL OFFICE ZONE- RO

SECTIONS:

- 13.50.010: Purpose
- 13.50.020: Residential Office Zone (RO) Established
- 13.50.030: Primary Uses
- 13.50.040: Accessory Uses
- 13.50.050: General Development Standards
- 13.50.060: Setbacks
- 13.50.070: Buffer Standards for Development Abutting a Residential Property
- 13.50.080: Parking and Access Requirements:
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- 13.50.200: Administrative Relief

13.50.010: PURPOSE: The purpose of the Residential Office (RO) zone is to allow for the reuse of those properties which have frontage on busy streets where single-family residences are no longer economically feasible nor desirable. This zone is intended as a transition between established residential neighborhoods and the existing commercial developments along these corridors.

Primarily, the RO zone standards are designed to preserve existing housing stock by allowing the conversion of residential properties to such nonresidential uses that have less impact on the surrounding properties than typical commercial uses. The conversion of a single family home to a small professional office or other nonresidential use is a less intrusive type of development when compared to new construction and is better able to maintain the existing residential character of the streetscape. While, new construction is allowed in the RO zone, it should be the exception, not the rule, and new structures and uses within this zone must be compatible in scale and character with surrounding residential development.

13.50.020: RESIDENTIAL OFFICE ZONE (RO) ESTABLISHED: The following zone is established:

- A. Residential Office Zone (RO): The purpose of the RO zone is to set standards for areas where restricted and limited, small scale, non-retail, low impact office uses are allowed adjacent to residential areas.
- B. Rezone Requests: In evaluating any re-zone application for this zone, preference shall be given to those properties which:
 - 1. Have frontage on principal or minor arterial street as shown on the City of Holladay Roadway Classification map (eighty feet wide or greater),

- 2. Occur within a General Plan District of either Professional Office, Office/Residential, Commercial, or are within the Highland Drive Master Plan area, and;
- 3. Will result in an upgrade of the building and/or site.

13.50.030: PRIMARY USES:

- A. The permitted and conditional uses allowed in Residential Office (RO) zones shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this Title. Any primary land use not shown as a permitted or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this Title shall be prohibited.
- B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the Planning Commission as required by section 13.08.040 of this Title.

13.50.040: ACCESSORY USES: Permitted and conditional uses set forth in chapter 13.100, "Appendix A - Allowed Uses", of this Title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by chapter 13.100, "Appendix A - Allowed Uses", of this Title.

- A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this Title.
- B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel, except as allowed by section 13.09.020 of this Title.
- C. Specific accessory uses allowed in the residential office (RO) zones are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this Title.
- D. Accessory uses and buildings customarily incidental to a permitted or conditional use may be allowed in the Residential Office (RO) zones, provided the total footprint square footage of all accessory buildings does not exceed the maximum square footage as allowed in section 13.14.110 this Title.

13.50.050: GENERAL DEVELOPMENT STANDARDS: Development standards in the RO zones shall be as set forth in table 13.50.061 of this section.

TABLE 13.50.051

<u>STANDARD</u>	
<u>Lot area</u>	<u>No minimum</u>
<u>Lot width</u>	<u>No minimum</u>
<u>Lot frontage</u>	<u>No minimum</u>
<u>Maximum impervious surface coverage</u>	<u>60 percent¹</u>

<u>Maximum aboveground square feet</u>	<u>New construction-</u> <u>3,500 per main building</u>
	<u>Existing structures –</u> <u>No limit</u>

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1. The total percent impervious coverage may be increased through the use of approved permeable or porous surfaces no more than an additional ten percent (10%) as allowed in section 13.50.200 of this Chapter.

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TABLE 13.50.052

<u>MAXIMUM BUILDING HEIGHT</u>	
<u>Lot Area In Square Feet</u>	<u>Maximum Height In Feet</u>
<u>Less than 15,000</u>	<u>32</u>
<u>15,001 to 1 acre</u>	<u>35</u>
<u>Over 1 acre</u>	<u>40</u>

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13.50.060: **SETBACKS:**

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A. *Purpose:* The spacing of buildings and structures away from property lines and rights-of-way play an important part in the look and feel of a neighborhood. The Residential Office (RO) zone standards are intended to allow small nonresidential development along busy streets but to maintain the look and feel of the street’s original residential character. Setbacks should be influenced by those required by the previous residence while allowing flexibility for requirements associated with nonresidential development such as parking, security lighting and trash disposal. As with the residential zones, setbacks should vary proportionally depending upon the size and shape of the properties and also upon the type of the existing and proposed land use. In some instances setbacks should be uniform assuming there is a specific desired outcome for the setback, such as protection of views, public safety, economic development, etc. In other instances, variability and flexibility of setback may produce equally important outcomes such as the protection of natural features, aesthetically pleasing streetscapes, creativity in architectural design, and retention of fragile housing stock or other important goals.

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B. *Implementation:* Averaging of setbacks in all yard areas shall be allowed. Variations across the setback line may not exceed fifteen percent (15%) of the minimums required. Calculation of the average shall require at least ten (10) equally spaced measurements across any one "building line", as defined in section 13.04.040 of this Title, and shown in figure 13.14.051 of this Title.

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C. Setbacks for new structures within the RO zone shall be as shown on table 13.05.051.

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TABLE 13.05.061

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33

<u>Setback</u>	<u>Setback</u>
<u>Side - abutting commercial property line</u>	<u>See section 13.14.056</u>

<u>Side - abutting residential property line</u>	<u>See section 13.14.056</u>
<u>Rear - abutting commercial property line</u>	<u>See section 13.14.052</u>
<u>Rear - abutting residential property line</u>	<u>See section 13.14.052</u>
<u>Front</u>	<u>See section 13.14.054</u>
<u>Corner side abutting a public street</u>	<u>20 Ft.</u>

1
2
3 **13.50.070: BUFFER STANDARDS FOR DEVELOPMENT ABUTTING A RESIDENTIAL**
4 **PROPERTY:** The following additional development standards shall apply to all
5 developments and redevelopments within the RO zone:

- 6
7 A. Building height shall not exceed the design envelope created by starting at a point eight
8 feet (8') above the ground at the residential property line and then sloping along a plane
9 at a forty five degree (45°) angle toward the center of the lot.
- 10
11 B. For developments in the RO zone, a five foot (5') wide landscaped buffer strip shall be
12 provided abutting and parallel to the perimeter wall.

13
14 **13.50.080: PARKING AND ACCESS REQUIREMENTS:** Parking in the RO zones shall be
15 exempt from the provisions of Chapter 13.80 of this Title unless otherwise specified by the
16 standards of this section.

- 17 A. Parking Required: There shall be provided at the time any building or structure is erected
18 or enlarged or increased in capacity, or any use is established, off street parking spaces
19 for automobiles in accordance with the requirements in this chapter.
- 20 B. The number of parking spaces required for any use(s) allowed by in the RO zone shall
21 be:
- 22 1. One (1) space for each employee.
 - 23 2. One (1) space for each customer at the business(s) during the peak business
24 hour, and
 - 25 3. Up to a maximum of four stalls per 1000 square feet (4/1000 SF) of leasable
26 space in any main building.
- 27
28 C. The number of access points along public rights of way should be minimized. On corner
29 sites, access points shall be located as far from the corner as reasonably possible and in
30 no case less than forty feet (40') from the intersection of the asphalt lines.
- 31
32 D. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into
33 residential areas.
- 34
35 E. No parking may be located within the first twenty (20) feet of a front setback area or
36 within the corner side setback area which faces on a street.
- 37
38 F. No parking shall be located in such a manner as to allow direct backing into oncoming
39 traffic.
- 40
41 G. The maximum driveway width for developments in the RO zone is thirty-five feet (35') at
42 the property line.
- 43

1 H. All parking for the use(s) allowed on a parcel or lot in the RO zone shall be located on the
 2 same lot or parcel as the use.

3
 4 I. All required parking stalls shall meet the parking design standards in section 13.80.030 of
 5 this Title.

6
 7 **13.50.090: STORAGE AND DISPLAY AREAS:**

8
 9 A. Storage areas shall be paved with hard surface paving (unless otherwise approved by
 10 the Planning Commission) and screened with opaque fencing and/or landscaping at least
 11 six feet (6') in vertical height.

12
 13 B. No outside displays (either permanent or temporary) shall be permitted.

14
 15
 16 **13.50.100: SCREENING:**

17
 18 A. *Trash Enclosures:*

19
 20 1. No commercial type dumpsters or trash enclosures are allowed in the RO zone.

21
 22 2. All waste and trash shall be secured and disposed of in the same manner as a
 23 single-family residence.

24
 25 B. *Mechanical Equipment:* All noise emitting equipment shall be placed so as to minimize
 26 noise, and visual impact on nearby properties and streets.

27
 28 C. *Utility Lines:* All new utility lines such as electric, telephone, CATV, or other similar lines
 29 servicing individual sites shall be placed underground. Utility lines necessary within the
 30 property shall be placed underground. All utility lines shall be placed underground in new
 31 construction projects that require building permits and site redesign. All junction and
 32 access boxes shall be located to the side or the rear of the building unless public safety
 33 concerns dictate otherwise. All utility pads shall be shown on the project plan. Any utility
 34 connections, meter boxes, etc., shall be integrated with the architectural elements of the
 35 project plan.

36
 37 **13.50.110: LIGHTING:**

38
 39 A. *Intent:* is the intent of this subsection to encourage lighting practices and systems that
 40 minimize light pollution, glare and light trespass, conserve energy and resources, and
 41 maintain nighttime safety and utility while ensuring the enjoyment of a starry night for all
 42 members of the community.

43
 44 All site lighting shall be shielded and/or directed in such a manner that it illuminates only
 45 the user's premises and does not spill over into neighboring residential areas so as to
 46 interfere with the peaceful enjoyment of the residential properties.

47
 48 B. *Site Illumination Plan:* A site illumination plan shall be submitted with each site plan
 49 review application which includes:

50
 51 1. All proposed exterior lighting in relation to existing and proposed buildings, trees,
 52 landscaping, parking areas;

53
 54 2. Proposed mounting height and placement of all exterior lighting fixtures.

55
 56 3. Compliance with the adopted International Building Code standards.

1
2 C. *Lighting Installations:* Lighting installations shall include timers, dimmers and/or sensors
3 to reduce overall energy consumption and eliminate unneeded lighting.

4
5 D. *Architectural Feature Lighting:* Architectural feature lighting including wall washers
6 spotlights are permitted. All building entrances should be well lit to provide inviting access
7 and safety.

8
9 E. *Nonconforming Fixtures:* Except where otherwise noted, all outdoor lighting fixtures
10 existing and legally installed and operative before the effective date of this Title are
11 exempt from the requirements of this subsection. Whenever a nonconforming fixture is
12 replaced, upgraded or moved, the replacement fixture shall meet the requirements of this
13 Title.

14
15 **13.50.120: LANDSCAPING:**

16
17 A. The first twenty feet (20') in depth of the front setback and/or front yard shall be planted
18 with live plant material and include a permanent irrigation system.

19
20 B. Other setback areas which abut a public street shall be landscaped and maintained with
21 live plant material and include an permanent irrigation system.

22
23 C. The owner, tenant and/or any agent shall be responsible for the maintenance of all
24 landscaping in good condition and free from refuse and debris so as to present a healthy,
25 neat and orderly appearance.

26
27 D. The use of indigenous plant species proven adaptable to the local climate is encouraged
28 in all landscaping plans and all plans should include measures to reduce overall water
29 consumption. (A suggested plant list is available through the community development
30 department.) Wherever possible, existing prominent trees should be preserved. Where
31 practical significant vegetation should be protected during any development activity.
32 Significant vegetation also includes large groves of small trees or clumps or rows of oak,
33 maple, cottonwood, hickory and spruce.

34
35 E. New deciduous trees shall have a minimum caliper of one and three-fourths inches
36 (13/4"). Evergreens shall be a minimum of six feet (6') high.

37
38
39 **13.50.130: PERIMETER WALL:**

40
41 A. The project area may be required to have a screened privacy fence along all rear and
42 side yards not fronting on a public street, but which abut a residential zone or a
43 residential use.

44
45 B. This requirement may be waived by the planning commission upon a determination that
46 the fence is not necessary to buffer the abutting use. Such screening shall not be located
47 in the required setback from a public street.

48
49 **13.50.140: PUBLIC IMPROVEMENTS:**

50
51 A. The developer of the project shall be responsible for the dedication and improvement of
52 all off site public improvements that do not presently exist according to the width of the
53 ultimate right of way, as called out in the roadway classification map of the Holladay city
54 general plan. If a property has multiple street frontages, improvements are required along
55 all streets. Such improvements shall include, but are not limited to: curb, gutter, sidewalk,
56 streetlights, drive approaches, waterways, road base, asphalt, striping, streetscape,

1 storm drainage, fire hydrants, laterals, piping of irrigation ditches and flood control
 2 systems, fencing of canals, extension of water lines, appurtenances and sewer lines,
 3 removal of utility lines out of the right of way (with the exception of traditionally buried
 4 lines such as sewer, water, and natural gas transmission lines), etc.

6 B. All required improvements shall be designed and installed by the developer according to
 7 the Holladay City standard specifications for public works construction and approved by
 8 the city engineer and city public works director.

10 13.50.150. GENERAL MAINTENANCE: Property (including all buildings, landscaping,
 11 fences, walls, drives, parking lot surfacing and striping, signs, or other structures) shall be
 12 maintained in good repair and in accordance with the approved site plan for the project.
 13 Rights of way and pavements shall be kept true to line and grade and in good repair.
 14 Drainage ditches shall be kept clean and free of any obstructions.

16 13.50.160: HAZARDOUS ACTIVITIES: No land or building devoted to uses authorized by this
 17 chapter shall be used or occupied in any manner so as to create noxious or objectionable
 18 fire, explosive or other hazards; noise or vibration, smoke, dust, or other form of air
 19 pollution, heat, cold, dampness, glare, electrical or other disturbance, liquid or solid
 20 refuse or waste, or other substance, condition or element in such a manner or in such an
 21 amount as to adversely affect the surrounding area or adjoining premises.

23 13.50.170: SIGNS: All signs in the RO zone shall comply with the regulations in chapter
 24 13.82 of this Title.

26 13.50.180: REVIEW BY THE DESIGN REVIEW BOARD:

28 A. Application: The conceptual design of any application for development located in the RO
 29 zone which requires approval by the planning commission shall be reviewed by the DRB
 30 as provided in this section.

32 B. Scope: A DRB review and recommendation is required for the following development in
 33 the RO zone:

- 34 1. All new building construction;
- 35 2. Any remodeling which increases the floor area of an existing building, or;
- 36 3. Any exterior remodeling of an existing main building.

38 C. Submissions: An application subject to design review shall include all of the following:

- 39 1. site plan,
- 40 2. building sections,
- 41 3. exterior elevations,
- 42 4. photographs of the subject or abutting properties,
- 43 5. perspective drawings,
- 44 6. description of building materials,
- 45 7. color samples,
- 46 8. exterior lighting designs,
- 47 9. fence plans,
- 48 10. signs,
- 49 11. landscaping plans.

51 D. Recommendation: The DRB shall review the proposed conceptual design plan for
 52 compliance with the RO design guidelines set forth in section 13.50.190 of this chapter.
 53 At the conclusion of the review, the DRB shall make a recommendation to the Planning C
 54 ommission to accept the design concept as submitted, provisionally accept the design concept
 55 subject to plan revisions necessary to achieve compliance with the design guidelines, or

1 continue design concept for preparation of a new design concept if the concept is
 2 substantially out of compliance with the design guidelines.

3
 4 **13.50.190: DESIGN GUIDELINES:**

- 5
 6 A. *Purpose:* The purpose of this section is not to restrict architectural freedom in new
 7 buildings, nor choose any one specific architectural style for any particular property or
 8 street but to address the appropriate design, size and scale of a structure given its
 9 context within the surrounding neighborhood. Two (2) factors influence the perception of
 10 mass and scale of a structure: the physical relationship of the structure to the size of the
 11 adjacent structures and the physical distance between structures.
- 12
 13 B. *Limitation:* To avoid any large, continuous building mass of uniform height, no portion of
 14 any new building shall continue more than forty feet (40') horizontally without a minimum
 15 of an eighteen inch (18") break in the roofline and/or an articulated architectural element
 16 such as overhangs, projections, insets, material and textural changes, or other
 17 architectural elements used to create shadow patterns along the elevation of the building.
 18 The maximum length of any blank wall uninterrupted by windows, doors or architectural
 19 detailing at the first floor level shall be fifteen feet (15').
- 20
 21 C. *Second Story Locations:* Second story portions of a building shall be designed with
 22 adjacent structures in mind. Reduction in the overall scale of the building can be
 23 accomplished by the use of varied upper story setbacks, providing significantly larger
 24 setbacks for the entire structure and/or placement of the major portion of the second
 25 story over the rear portion of the first story.
- 26
 27 D. *Facade Embellishment:* Any building wall visible from a public right of way shall
 28 incorporate architectural design embellishments which are compatible with other publicly
 29 visible parts of the building. Embellishments dividing the facade visually may include
 30 windows, a recessed entrance or other appropriate variations as approved by the DRB.
- 31
 32 E. *Window and Door Designs:* Windows and doors shall be used to define the character of
 33 buildings by giving scale to the building and providing visual interest to the composition of
 34 individual facades. Distinct window and door designs should be used to help define
 35 building styles. There must be provided at least one operable building entrance per
 36 elevation that faces a public street.
- 37
 38 F. *Awnings And Canopies:* Awnings and canopies should contribute to the architectural
 39 theme and shall be integrated within the building design. Awnings should be constructed
 40 of traditional materials and located over windows and doors. Backlit awnings are
 41 prohibited.
- 42
 43 G. *Building Materials:* Building exteriors shall be constructed from high quality and durable
 44 materials. It is important that the materials and colors will weather well and need minimal
 45 maintenance.
- 46
 47 1. Acceptable exterior finish materials include the following:
 48 a. Painted, stained or weathered wood siding such as, 4-S shingles, board and
 49 batten and clapboard;
 50 b. Artificial wood siding such as painted cementitious fiberboard;
 51 c. Brick or natural stone;
 52 d. EIFS (synthetic stucco) (not more than 50 percent of all exterior finished surfaces);
 53 e. Stucco;
 54 f. Synthetic stone; and
 55 g. Architectural finish or decorative faced concrete masonry units (CMUs).
 56

1 2. Materials not listed above shall be prohibited unless determined to be part of a strong
2 architectural design theme.

3
4 H. Roofs: The character of a roof is a major feature for a structure. The roof pitch, its
5 materials, size and orientation are all distinct features that should contribute to the
6 residential character of the building. Shadows created by traditional overhangs should
7 contribute to the perception of a building's scale. Roof designs should relate to the
8 building facade articulations.

9
10 Roof materials should be in keeping with the character of the architectural style of the
11 building. Recommended roof materials include slate shingles, asphalt and fiberglass
12 shingles, metal standing seam or tiles. Crickets or other snow guard devices should be
13 placed in such a way that does not alter the form of the roof as seen from the street.

14
15 I. Building orientation: Building orientation shall be to the front or corner side yard.

16
17 J. Remodeling or Additions: Remodeling or additions to residential buildings shall be
18 allowed only if the residential character of the exterior is maintained. Building additions
19 shall consist of materials, color and exterior building design consistent with the existing
20 structure.

21
22 **13.50.200 ADMINISTRATIVE RELIEF:** The city recognizes that the specific landscape
23 requirements set forth herein cannot and do not anticipate all possible landscape situations.
24 A certain amount of flexibility in the application of such requirements is necessary in cases
25 where the requirements are inapplicable or inappropriate to a specific use, design or site
26 proposal. A written request for relief may be submitted to the Land Use Authority in
27 conjunction with the applicable development proposal, including an explanation of the
28 findings and justification necessary to grant administrative relief.

29
30 A. The Land Use Authority as part of a site plan approval may reduce the minimum needed
31 landscaping up to ten percent (10%) after taking into consideration:

32
33 1. The location and size of parking lots and/or structures, the layout of the buildings, the
34 topography and geometry of the site and other environmental factors;

35
36 2. The exclusion of natural areas for reasons of preservation;

37
38 3. A commensurate or additional percent of landscaping is being provided in an abutting
39 right of way by permission of the owner of the right of way.

40
41 4. An increase of the impervious surface coverage has been accomplished by the methods
42 shown in section 13.14.080 C, table 13.14. 080 C of this Title;

43
44 B. The Land Use Authority shall document in writing any such findings granting
45 administrative relief.

46

1 13.04.040: **DEFINITION OF TERMS:**

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4 SIGN, MONUMENT: A sign supported by a fixed, permanent frame support in the ground. A
5 freestanding sign which is attached directly to the ground and supported by a base, the width of
6 which should be at least 50 percent (50%) of the width of the sign.

7
8 LIVE/WORK: A building or spaces within a building used jointly for a primary commercial or
9 manufacturing use as allowed by the zone and a residential use where the residential use of the
10 space is secondary or accessory to the primary use as a place of work.

11
12 13.03.040: **SUBMISSIONS REQUIREMENTS FOR ALL OTHER LAND USE**
13 **APPLICATIONS:**

14
15 H. Review by the Design Review Board: For any land use application that requires review
16 by the Design Review Board under the provisions of this Title the following shall be submitted:

- 17 1. A conceptual site plan as required by subsection 13.03.020 A of this chapter;
- 18 1. exterior elevations;
- 19 2. photographs of the subject or abutting properties;
- 20 3. perspective drawings;
- 21 4. description of building materials;
- 22 5. color samples; and
- 23 6. exterior lighting designs;

24
25
26 13.11.020: **ZONES ESTABLISHED:**

27 For the purpose of this Title, the city is divided into the following classes of zones:

- 28 Forestry and recreation zone FR-0.5
- Forestry and recreation zone FR-1
- Forestry and recreation zone FR-2.5
- Forestry and recreation zone FR-5
- Forestry and recreation zone FR-10
- Forestry and recreation zone FR-20
- Residential zone R-1-4
- Residential zone R-1-8
- Residential zone R-1-10
- Residential zone R-1-15
- Residential zone R-1-21
- Residential zone R-1-43
- Residential zone R-1-87
- Residential zone R-2-8
- Residential zone R-2-10
- Residential zone R-M
- Residential Office zone RO
- Office, research park and development zone O-R-D
- Public use zone P

- Neighborhood commercial zone NC
- Commercial zone C-1
- Commercial zone C-2
- Limited use zone LU
- Regional/mixed-use zone R/M-U
- Holladay Village zone HV
- Foothills and canyons overlay zone FCOZ

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13.82.210: SIGNS ALLOWED:

Signs allowed, by zone, shall be as set out in the following chart:

Signs Allowed In The RO Zone				
Sign	Size	Height	Location	Other
<u>Awning/canopy</u>	<u>Maximum 5% of a wall area may be covered with an awning or canopy, and 50 % of an awning or canopy may be covered with graphics.</u>			<u>Attached to building. May not extend above top of facade. Primary graphics on face or street side of structure.</u> <u>Must count toward the maximum overall wall signage allowance*.</u>
<u>Monument</u>	<u>1 per lot, 24 square feet maximum.</u>	<u>5 feet maximum</u>	<u>Must be located in a landscaped area no less than twice the area of the sign allowed.</u>	<u>May be externally illuminated but must comply with lighting requirements of section 13.50.110 of this Title.</u>
<u>Real estate</u>	<u>6 square feet maximum</u>	<u>3 feet maximum when freestanding</u>	<u>On private property</u>	<u>Only 1 sign allowed per lot. Signs must be removed within 7 days of the sale or lease of the property in question</u>
<u>Wall*</u>	<u>Maximum 5% percent of one wall area visible to a principal or minor arterial street.</u>		<u>Attached to a building. May not extend above the building parapet, soffit, eave line or roof of the building</u>	<u>Signs not allowed on elevations exposed to residential properties. Brushed metal letters, reverse pan channel or pan channel letters only. May be illuminated but must comply with lighting requirements of section 13.50.110 of this Title.</u>

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13.100: APPENDIX A
Table of Allowed Uses

C=Conditional Use P= Permitted Use - = not allowed

	RO Zone
AGRICULTURE	
Agriculture	-
INDUSTRIAL & MANUFACTURING	
Building Materials Sales and Services	-
Disinfecting & Exterminating	-
Educational & Scientific Research, Medical/Dental Laboratories	<u>C</u>
Landscaping Installation & Maintenance	-
Manufacturing	<u>C</u>
Self-Service Storage	-
TRANSPORTATION, COMMUNICATIONS, & UTILITY FACILITIES	
Public Parking	-
Local, Suburban and Interurban Transportation	-
Radio & Television Broadcasting Studio	-
Utility Company, Public	-
Utility Facility Company	-
Wireless Telecommunications	-
RETAIL	
Alcoholic Beverage Retail Sales:	-
Brewery	-
Club, Equity	-
Club, Fraternal	-
Club, Dining	-
Club, Social	-
Off- Premise	-
On-Premise Banquet and Catering	-
On- Premise Beer Retailer	-
Restaurant - Full Service	-
Restaurant- Limited Service	-
Special Event Permit	-
Drug store (Pharmacy)	-
Gas Station	-
Groceries/Food	-
Motorcycle Sales, Rental	-
Motor Vehicle Sales, Rental (new only)	-
Neighborhood Market, Large	-
Neighborhood Market, Small	-

Nursery, Garden Center	-
Recreational Vehicles Sales, Rental	-
Restaurant	-
Retail, General	-
Sexually Oriented Business	-
SERVICES	
Banking & Credit	-
Commercial Daycare, Preschool	-
Commercial Kennel	-
Commercial Stable (on lots of one [1] acre or more)	-
Dry Cleaning ¹⁵	-
Educational Facility, Private	<u>C</u>
Equipment Rental & Leasing	-
Funeral Home, Crematory	-
Hospital	-
Laundry, self-service, Alteration & Apparel Repair	-
Medical, Dental, & Related Health	<u>C</u>
Motor Vehicle Repair	-
Nonresidential Treatment Facility	-
Permanent Cosmetics	-
Personal Service	-
Pet Grooming/Pet Daycare	-
Professional & Business Services	<u>C</u>
Reception Center	-
Small Engine Repair, Appliance, Electrical, & Machine Repair	-
Veterinary Services	<u>C</u>
ENTERTAINMENT & RECREATION	
Arcade	-
Auditorium, Exhibit Hall, Convention Center	-
Motion Picture Theater, Live Theater	-
Private Nonprofit Recreational Grounds & Facilities	-
Professional, Fraternal & Social Association	-
Recreation, Commercial, Indoor	-
Recreation, Commercial, Outdoor	-
Recreation, Fitness Center	-
RESIDENTIAL	
Bed & Breakfast	-
Dwelling,	-
Multiple-family	-
Single-family	-
Two-family	-
GROUP QUARTERS:	-
Assisted Living Facilities-Type I	-
Large	-

Small	-
Limited	-
Assisted Living Facilities-Type II	-
Large	-
Small	-
Limited	-
Nursing Home	-
Residential Facilities for Persons with a Disability	-
Residential Facility for Elderly Persons	-
Live/Work	P
Temporary Lodging, Hotel, Motel, etc.	-
PUBLIC	
Cemetery	-
Charter School	-
Educational Facility, Public	-
Public Use	-
Quasi-Public Use	-
Accessory Uses*	
Drive-through	-
Family Food Production	-
Flea Market/Farmers Market	-
Guest house and/or caretaker quarters	-
Home Daycare/Preschool,	-
Home Daycare/Preschool, Small	-
Home Occupation	-
Household pets	-
Livestock, large	-
Livestock, small	-
Merchandise Vending Machine, outside	-
Outside Dining	-
Outside Display	-
Outside Storage	-
Resource Recycling Collection	-
Seasonal Sales	-
Short term rental	-
Sportsman' Kennel/Animal Hobby Permit	-
Stable, Private	-
Temporary buildings incidental to construction, incl. living quarters for security	-
Temporary Sales/Use	-
Miscellaneous Uses	
Non-Residential Planned Unit Development	-
Residential Planned Unit Development	-