

RESIDENTIAL OFFICE ZONE

(RO)

Sec. 24-190. Residential office.

(a) *Scope.* This section applies to the RO district. This district is intended for limited non-residential uses in existing residential structures which maintain the inherent residential nature of the immediate surrounding area.

(b) *Design standards.* The design standards set forth in section 24-191 herein and any appendices thereto shall apply to all proposed uses in this district.

(c) *Lot limitations.* Minimum lot size, yard dimensions and building limitations. This zoning district is intended to apply only in instances where existing residential structures are being utilized for the principal use. Therefore the minimum lot area and lot frontage shall be that which

exists on any unaltered, individual tax map parcel at the time of the enactment of the RO zoning amendment for each affected parcel. Similarly, since only existing residential structures are being used in this district, the applicable yard dimensions and building size limitation shall be the same as the existing footprint. No additions may be made without town board approval.

(d) *Parking.* The location and number of parking spaces on the lot shall be established on a case by case basis by the town board during the special permit review, which determination shall be limited to the minimum required parking requirements of the particular proposed use in accordance with section 24-201. The town board has the express authority to require a lesser amount of parking spaces than the number otherwise required under section 24-201 if appropriate and still adequate for the intended use. In addition, the town board shall use as a guide but not be bound by the parking configuration specifications set forth in section 24-201 to 24-210. Shared driveways and parking should be encouraged, to the extent permitted by the town board by adjusting setback requirements.

(e) *Non-residential accessory buildings.* Non-residential accessory buildings shall not be permitted in this district except to the extent such a building is already in existence at the time of the zoning amendment for the particular lot in question. In that instance, the intended use of the accessory building is subject to review by the town board as part of the special permit review process.

(f) *Outside storage.* Non-residential storage of any equipment, materials, debris or other items is prohibited unless specifically authorized by the town board.

(g) *Lawn and/or landscaped area.* At least thirty (30) percent of the lot shall be green space. Additional buffer and landscaped areas may be required by the town board as it deems necessary to protect adjoining residential areas from either the principal use or its ancillary uses such as parking, ingress and egress, and similar uses. (L.L. No. 1 of 2003, § 3)

CH 24, ART IV, DIV 2

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