

2313 RESIDENTIAL-OFFICE-INSTITUTIONAL DISTRICT (ROI)

The intent of the Residential-Office-Institutional District (ROI) is to provide a transitional zone between residential districts and commercial or industrial uses.

A. USES AND STRUCTURES:

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

1) Permitted Principal Uses and Structures:

- a) Single family, duplexes, Multi-family residences.
- b) Adult Congregate living facilities.
- c) Hotels and motels.
- d) Nursing, convalescent and extended care facilities.
- e) Health practitioner's office, medical and dental lab or clinics, hospitals.
- f) Architects, engineers, surveyors, legal services.
- g) Financial institutions, accounting services, insurance, real estate, personnel and management services, computer and data processing services, employment agencies.
- h) Funeral homes.
- i) Clubs, such as Lions, Elks, American Legion; libraries, museums.
- j) Hospice

2) Permitted Accessory Uses and Structures:

- a) Customary accessory uses and structures.
- b) Guest house (Section 8005)
- c) Medical Hardship Mobile Home (Section 8209-E)

3) Special Exceptions:

- a) Animal Hospitals and Veterinary Clinics (excluding kennels).
- b) Day Care Centers.
- c) Accessory apartments.
- d) Parks and playgrounds.
- e) Places of worship.
- f) Private Schools.
- g) Rehabilitative Clinic.
- h) Group Homes, Large.

4) Prohibited Uses and Structures: Any use or structure not specifically, provisionally or by reasonable implication permitted herein.

B. DEVELOPMENT STANDARDS:

- 1) Minimum Lot Area: Eight thousand (8,000) square feet.
- 2) Minimum Lot Width: One hundred (100) feet.
- 3) Minimum Yard Setback Requirements:
 - a) Front Yard - Forty (40) feet
 - b) Side Yard - Twenty (20) feet
 - c) Rear Yard - Forty (40) feet
- 4) Maximum Density: Twelve (12) dwelling units per acre.
- 5) Maximum Lot Coverage:

Total of all structures and impervious surfaces - Thirty five (35) percent.
- 6) Accessory Structure Setback Requirements:
 - a) Side Yard - Five (5) feet

b) Rear Yard - Five (5) feet

C. MINIMUM OFF-STREET PARKING: As required in Section 7300.

D. SIGNAGE: As required in Article IX.