Chapter 21.16 RO Residential Office District

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RO RESIDENTIAL OFFICE DISTRICT

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21.16.010 Purpose. The residential office district is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods. (Ord. 08-29, 2008).

21.16.020 Permitted uses and structures. The following uses are permitted outright in the residential office district:
a. Single-family and duplex dwelling, excluding mobile homes;
b. Multiple family dwelling, provided the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile homes;
c. Public parks and playgrounds;
d. Rooming house, bed and breakfast and hostel;
e. Home occupations; provided they conform to the requirements of HCC § 21.51.010;
f. Professional offices and general business offices;
g. Personal services;
h. Museums, libraries and similar institutions;
i. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;
j. Religious, cultural and fraternal assembly;
k. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;

l. Private exterior storage of the occupant's personal noncommercial equipment, including non commercial trucks, boats, campers and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;
m. Other customary accessory uses to any of the permitted uses listed in the residential office district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.
n. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent

with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;
o. Day care homes; provided, however, that outdoor play areas must be fenced.
p. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

q. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.
r. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot. (Ord. 11-44(S) §2 (part), 2011; Ord. 11-23(A) §3 (part), 2011; Ord. 09-34(A) §8 (part), 2009; Ord. 08-29, 2008).

21.16.030 Conditional uses and structures. The following uses may be permitted in the residential office district when authorized by conditional use permit issued in accordance with HCC Chapter 21.71:
a. Planned unit developments, excluding all industrial uses;
b. Townhouses;
c. Public or private schools;
d. Hospitals and medical clinics;
e. Public utility facilities and structures;
f. Mortuaries;
g. Day care facilities; provided, however, that outdoor play areas must be fenced.
h. More than one building containing a permitted principal use on a lot.
i. Group care homes.
j. One small wind energy system having a rated capacity exceeding 10 kilowatts, provided that it is the only wind energy system of any capacity on the lot.
k. Other uses approved pursuant to HCC §21.04.020.(Ord. 10-06 §1, (part), 2010; Ord. 09-34(A) §9 (part), 2009; Ord. 08-29, 2008).

21.16.040 Dimensional requirements. The following dimensional requirements shall apply to all structures and uses in the residential office district:
a. The minimum lot size is 7,500 square feet.
b. Building setbacks;
1. Buildings shall be set back 20 feet from all dedicated rights-of-way.

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21.16.040(b)(2)--21.16.060

2. Residential buildings shall be set back from all other lot boundary lines according to the number of stories as follows:

Number of Stories	Setback (in feet)
1 story	5 feet
1 ½ half stories	6 feet
2 stories	7 feet
2 ½ half stories	8 feet

3. Non-residential buildings shall be set back 15 feet from all other lot boundary lines, except that this setback may be reduced to not less than the setback that would apply under HCC §21.16.040(b)(2) if the reduction is approved by the State Fire Marshal.
c. The maximum building height shall be 35 feet.
d. Detached accessory buildings may not occupy more than 25 percent of a required rear or side yard and no portion of a required front yard, and shall be located at least five feet from the nearest part of a main building and five feet from all property lines.
e. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.(Ord. 10-06 §2 (part), 2010; Ord. 08-29, 2008).

21.16.050 Site and access. a. A zoning permit for any non-residential use or structure shall not be issued by the City without an approved site plan and an approved level two right-of-way access plan that conform to the

standards of HCC Chapter 21.73.
b. All access points to rights-of-way shall conform to the standards of a level two right-of-way access plan stated in HCC Chapter 21.73. This applies to all uses and structures. (Ord. 08-29, 2008).

21.16.060 Traffic Requirements. A conditional use permit is required for every use that:
a. Is estimated to generate more than 100 vehicle trips during any hour of the day based on the proposed land use and density, or calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers (current edition),
b. Is estimated to generate more than 500 vehicle trips per day based on the proposed land use and density, or calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers (current edition);
c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use;
d. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. (Ord. 10-06 §4, 2010).

21.16.070 Site development standards. a. All single family and duplex residential development in the residential office district shall comply with the level one site development standards contained in HCC § 21.50.020.
b. All multifamily residential and all commercial development on lands in this district shall conform to the level two site development standards set forth in HCC §21.50.030.(Ord. 10-06 §3 (part, 2010; Ord. 08-29, 2008).

21.16.080 Nuisance standards. The nuisance standards of HCC § 21.59.010 apply to all development, uses, and structures in this zoning district. (Ord. 10-06 §5, 2010).

21.16.090 Lighting standards. The level one lighting standards of HCC § 21.59.030 apply to all development, uses, and structures in this zoning district. (Ord. 10-06 §6, 2010).

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