

the communication content of the sign; all illumination sources shall be so constructed and located that no portion of an adjacent property shall be illuminated and so that no glare shall be visible to pedestrian or vehicular traffic upon the public right-of-way;

(F) the content of temporary real estate signs and temporary political signs are not restricted and are permitted pursuant to Chapter 7-325;

(G) if the parking area is in front of the principal structure, one (1) no-parking sign and one (1) legal warning sign, not greater than two (2) square feet in area, shall be permitted and may be mounted as an additional wall sign on the principal structure on the wall adjacent to the parking area. If the City Engineer requires that entrance and exit signs for traffic safety are necessary, they may be freestanding, not greater than two (2) square feet in area and elevated not higher than three and a half (3 1/2) feet off the ground.

(4) Any signage within this zone that does not conform to this Subsection 7-309.11(d) shall be removed.

(5) All other structures shall conform to specifications for signs in Chapter 7-325.

(Ord. 6-1988.)

#### 7-309.12 RESIDENTIAL OFFICE PROFESSIONAL ZONE (ROP)

(a) Purpose. The ROP Zone provides for residential-professional offices to exist without the owner/operator residency requirement in areas where the current building types would lend themselves to either residential or professional office use. This zone is intended for application in areas near existing clusters of professional offices, in or near hospitals or similar complexes or along major arterials, and is particularly intended for where the characteristics (such as size) of the existing structures make unlikely their long-term extension as one and two-family structures.

(b) In an ROP Zone, only the following buildings, structures and uses shall be permitted:

(1) All principal uses, buildings and structures permitted in an R2A Zone:

(A) single-family detached dwellings, with the floor space of nine hundred (900) square feet or more;

- (B) pairs of single-family semi-detached dwellings, where the attachment extends not over seventy-two (72) feet deep, including the porches, and having a floor area of six hundred (600) square feet or more for each family;
  - (C) single-family attached dwellings having a floor area of six hundred (600) square feet or more;
  - (D) two-family detached, semi-detached and attached dwellings having a floor area of six hundred (600) square feet or more for each family. Two-family dwellings require separate outdoor or vestibule entrance, front and rear, for each family; provided, however, that in the case of conversion or remodeling of existing buildings, the separate entrances may be from a common hall or stair hall;
  - (E) public parking lot(s) as defined in Chapter 1-302 for residents of that neighborhood as an accessory parking lot, provided it meets the design standards established in Section 7-319.8 and is sponsored by a recognized neighborhood group of the City through contractual agreement with any agency of the City.
- (2) Professional offices, studies, studios, or galleries for a physician or surgeon, optometrist, chiropractor, chiropodist, osteopath, podiatrist, dentist, artist, musician, attorney-at-law, accountant, engineer, architect, city planner, landscape architect, or other like professional person. This primary use shall be permitted subject to the following use regulations:
- (A) floor area: professional office, study, studio or gallery uses are permitted to occupy only the first floor and basement of any existing structure. In new construction the total floor area devoted to such use shall not exceed fifty percent (50%) of the total usable floor area of the structure, or two (2) times the total lot area, whichever is less;
  - (B) hours of operation: professional offices, studies, studios, or galleries uses may be open to the public Monday through Saturday only between 7:00a.m. and 9:00 p.m.;
  - (C) number of employees: the total number of paid employees or assistants permitted on the premises shall be determined by the existing or proposed net floor area allocated to a permitted professional office, study or gallery uses on the ratio of two hundred

fifteen (215) square feet per each paid employee or assistant.

(Ord. 6-1988.)

- (3) No Conversion. No existing single-family dwelling shall be converted into two (2) or more dwelling units, or converted into office, retail, institutional or any commercial use with the exception of home occupations as defined and regulated herein. (Ord. 23-1994.)
- (4) Accessory Uses. Home occupations as defined and regulated in Chapter 7-323.
- (5) Uses by Special Exception. These may be permitted only if authorized as a special exception by the Zoning Hearing Board pursuant to the provisions of Chapter 7-305:
  - (A) in detached buildings: churches and religious buildings; public or parochial schools offering courses in general education; community centers; and such public utility buildings or structures as the Zoning Hearing Board, upon appeal, finds are necessary to serve the district and whose location and design are determined to be in the public interest and consistent with the general uses permitted in the zone;
  - (B) publicly owned or publicly operated parks, play spaces and other recreational facilities with customary incidental buildings, structures and uses;
  - (C) speciality boutique use, in detached or semi-detached structures only, and in each case subject to the following requirements:
    - (i) as a condition precedent to the authorization of a special exception for any boutique use, the Board shall find that the proposed use by reason of its nature and operational characteristics will be compatible with the preservation of the residential character of the zone in which it is located and the general character of the neighborhood involved; and
    - (ii) any such use, if authorized, shall conform at a minimum to the regulations regarding floor area, hours of operation and number of employees for professional office use in an ROP Zone specified herein; and
    - (iii) any such use, if authorized, shall conform at a minimum to the off-street

parking requirements for a permitted mixed vertical use in an RPO Zone specified in Section 7-309.17, regardless of the place of residence of the principal operator of the use; and  
(iv) any such use, if authorized, shall further conform to such additional requirements and conditions as the Board deems necessary to preserve the residential character of the zone in which it is located and general character of the neighborhood involved.

(e) Dimensional Requirements. In an ROP Zone:

- (1) No new building, structure, expansion or enlargement in the zone shall exceed forty-five (45) feet in height, and no new principal building or structure shall be less than twenty (20) feet in height; provided, however, within these limitations no new principal building or structure shall vary more than fifteen percent (15%) from the average height of the principal buildings on all abutting properties.
- (2) All detached principal structures shall have a minimum floor space area of nine hundred (900) square feet, and all semi-detached and attached principal structures shall have a minimum floor space area of six hundred (600) square feet.
- (3) Each lot shall have front, side and rear yards of not less than the depth or width indicated below:
  - (A) front yard: must conform to existing setback within the block and on the street which it faces;
  - (B) side yards: shall be determined by an approved site plan indicating a total building coverage not exceeding seventy-five percent (75%) of the total lot area; provided that the width of a side yard abutting a major street shall be at least five (5) feet;
  - (C) rear yard: depth of at least ten (10) feet.
- (4) Minimum lot size must not be less than seventy-five percent (75%) of the average lot size on the street which the property fronts (both sides), for a block and one-half adjacent each side of the lot. Lot size for any lot facing two streets shall be guided by the wider of the two streets.

(f) Signage. In an ROP Zone:

- (1) The street number must be displayed on the mail box or on or abutting the front door of the principal structure, as follows:
  - (A) each number must be a minimum of two (2) inches in height to a maximum of three (3) inches in height and of an architectural quality of material such as wood or metal; or
  - (B) each number may be painted/stained or etched glass in an historically accurate manner on the door or door transom.
  
- (2) Only one wall sign shall be permitted on any building, as follows:
  - (A) no other sign shall be permitted;
  - (B) no sign shall exceed thirty-six (36) square inches in area;
  - (C) no sign shall be illuminated in any manner;
  - (D) no portion thereof shall be elevated higher than the first story window lintel line or, if no first story lintels exist, not higher than ten (10) feet above grade;
  - (E) no portion thereof shall extend beyond the perimeter of a signable wall area;
  - (F) the content of any sign shall be limited to information regarding the name of the person residing therein and the home occupation conducted therein, if any.
  
- (3) If the parking area is in front of the principal structure, one (1) no-parking sign and one (1) legal warning sign, not greater than two (2) square feet in area, shall be permitted and may be mounted as an additional wall sign on the principal structure on the wall adjacent to the parking area. If the City Engineer requires that entrance and exit signs for traffic safety are necessary, they may be freestanding, not greater than two (2) square feet in area and elevated not higher than three and a half (3 1/2) feet off the ground.
  
- (4) For a professional office, study, studio, gallery, specialty boutique, or other principal structure with a registered nonconforming use, signs shall be permitted as follows:
  - (A) the content of any wall sign shall be limited to the name of the business, including symbols, trademarks and designs directly related to that business; no other advertising or communication content shall be permitted; wall signs having a maximum area of four (4) square feet, or thirty percent

- (30%) of the signable wall area, whichever is less; no portion thereof shall be elevated higher than the first-story window lintel line or, if no first-story lintels exist, not higher than ten (10) feet above grade; and no portion thereof shall extend beyond the perimeter of such signable wall area;
- (B) only one (1) wall sign shall be permitted on any structure frontage having a width of one hundred (100) feet or less abutting any public street;
  - (C) the content of any permanent window and door sign shall be limited to the name of the business, proprietor or firm, hours of operation, phone and emergency information; no other advertising or communication content shall be permitted. Permanent window and door signs having a maximum area not greater than twenty-five percent (25%) of the glass area of any one window or door are allowed. The number of permanent window and door signs shall be limited to two (2), which shall both be in accordance with the limitations stated in this section;
  - (D) every sign shall be designed as an integral architectural element of the building to which it principally relates;
  - (E) signs may be lighted by direct or indirect white light illumination only during the hours of operation of the advertising use; no portion of any sign shall be luminous; in no case shall any flashing or pulsating light(s) be permitted in, on or about any sign which is visible from any public way, whether or not such light(s) is used for purposes of illumination or for purposes incidental to the communication content of the sign; all illumination sources shall be so constructed and located that no portion of an adjacent property shall be illuminated and so that no glare shall be visible to pedestrian or vehicular traffic upon the public right-of-way;
  - (F) the content of temporary real estate signs and temporary political signs are not restricted and are permitted pursuant to Chapter 7-325.

(5) Any signage within this zone that does not conform to this Subsection 7-309.12(d) must be removed.

(Ord. 6-1988.)