

DIVISION 10. - HISTORIC RESIDENTIAL/OFFICE DISTRICT (HRO)

Footnotes:

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Cross reference— *Historic preservation, ch. 102.*

Sec. 122-926. - Intent.

The historic Residential/Office (HRO) is established to implement comprehensive plan policies for areas designated "Historic Commercial" on the future land use map. The HRO district shall accommodate business and professional offices as well as residential structures. Cultural and civic activities are allowed anywhere in the district and those same uses with accessory/associated commercial sales are allowed on Whitehead Street between Greene Street and Southard Street. Low-med intensity retail, transient residential, restaurants and small recreational power-driven equipment rentals are allowed along the Appelrouth Business Corridor, generally described as the properties adjacent to Appelrouth Lane within the HRO including the parcel located on the Northern corner of Whitehead Street and Southard Street, excluding the parcel located on the South-Eastern corner of Whitehead Street and Appelrouth Lane. Customary accessory uses and community facilities may also be located within the HRO district.

Notwithstanding the Appelrouth Business Corridor, the HRO district shall not accommodate new transient lodging or guesthouses. In addition, the HRO district shall expressly exclude general retail sales, warehousing, and outdoor storage. In order to manage the impacts of future development on transportation and public facilities, the city shall limit the intensity of development within the HRO district to activities generating no more than 50 trips per 1,000 square feet of gross leasable floor area per day.

(Ord. No. 97-10, § 1(2-5.5.6(A)), 7-3-1997; Ord. No. 12-02, § 1, 2-7-2012; Ord. No. 18-15, § 1, 8-7-2018; Ord. No. 18-16, § 1, 8-7-2018)

Sec. 122-927. - Uses permitted.

Uses permitted in the historic residential/office district (HRO) are as follows:

- (1) Single-family and two-family residential dwellings.
- (2) Group homes with less than or equal to six residents as provided in section 122-1246.
- (3) Multiple-family residential dwellings.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Parking lots and facilities.
- (7) Medical services.

- (8) Veterinary medical services, without outside kennels.
- (9) Commercial retail low and medium intensity less than or equal to 5,000 square feet, as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (10) Commercial retail high intensity less than or equal to 2,500 square feet, as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (11) Hotels, motels, and transient lodging within the Appelrouth Business Corridor.
- (12) Restaurants, excluding drive-through, within the appelrouth Business Corridor.

(Ord. No. 97-10, § 1(2-5.5.6(B)), 7-3-1997; Ord. No. 18-15, § 1, 8-7-2018; Ord. No. 18-16, § 1, 8-7-2018)

Sec. 122-928. - Conditional uses.

Conditional uses in the historic residential/office district (HRO) are as follows:

- (1) Group homes with seven to 14 residents as provided in section 122-1246.
- (2) Cultural and civic activities with or without associated/accessory commercial sales on Whitehead Street from Greene Street to Southard Street.
- (3) Community center, clubs and lodges.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Funeral homes.
- (10) Commercial low and medium intensity greater than 5,000 square feet as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (11) Commercial retail high intensity greater than 2,500 square feet as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (12) Small recreational power-driven equipment rentals within the Appelrouth Business Corridor.

(Ord. No. 97-10, § 1(2-5.5.6(C)), 7-3-1997; Ord. No. 12-02, § 2, 2-7-2012; Ord. No. 18-15, § 1, 8-7-2018; Ord. No. 18-16, § 1, 8-7-2018)

Sec. 122-929. - Prohibited uses.

In the historic residential/office district (HRO), all uses not specifically or provisionally provided for in this division are prohibited.

(Ord. No. 97-10, § 1(2-5.5.6(D)), 7-3-1997)

Sec. 122-930. - Dimensional requirements.

The dimensional requirements in the historic residential/office district (HRO) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:

- (1) Maximum density: 16 dwelling units per acre (16 du/acre).
- (2) Maximum floor area ratio: 1.0. Refer to section 122-926 for additional restrictions that regulate the square footage of gross leasable floor area based on trip generation within the HRO districts.
- (3) Maximum height: 30 feet.
- (4) Maximum lot coverage:
 - a. Maximum building coverage: 50 percent.
 - b. Impervious surface ratio: 60 percent.
- (5) Minimum lot size: 5,000 square feet.
 - a. Minimum lot width: 50 feet.
 - b. Minimum lot depth: 100 feet.
- (6) Minimum setbacks:
 - a. Front: 5 feet.
 - b. Side: 5 feet.
 - c. Rear: 10 feet.
 - d. Street side: 5 feet.

(Ord. No. 97-10, § 1(2-5.5.6(E)), 7-3-1997; Ord. No. 10-04, § 14, 1-5-2010)

Secs. 122-931—122-955. - Reserved.