

Section 4.7 Residential Office District (RO)

Sec. 4.7.1 Purpose

The purpose of this district is to provide for office buildings in attractive surroundings where such types of uses and signs are generally compatible with medium density or low density residential neighborhoods. The district can be applied to large or small areas if development standards are complied with. Height of office buildings is limited to three stories or to two stories in proximity to a low density residential district and permitted ground coverage is low to further enhance residential compatibility. Medium density residential uses are permitted as alternatives to office use.

Sec. 4.7.2 Permitted Uses, Special Exceptions, Accessory Uses and Prohibited Uses

SEC. 4.7.2-1 PERMITTED USES

A building or land shall be used only for the following purposes:

1. Residential Uses.
 - a. Single-family dwellings, including a family and two unrelated individuals per unit.
 - i. One principal dwelling per lot of record.
 - b. Two-family dwellings, detached or semi-detached, including a family and two unrelated individuals per unit.
 - c. Attached single-family dwellings (Townhouses), including a family and two unrelated individuals per unit.
 - d. Multiple-family dwellings or apartments, including a family and two unrelated individuals per unit.
 - e. Family day care homes (serving less than six children or adults).
2. Commercial and Misc. Uses.
 - a. Artisan Studio.
 - b. Art Galleries.
 - c. Employment service or agency.
 - d. General Office.
 - e. Professional office and services, personal services.
 - f. Financial institution
 - g. Funeral home or undertaking establishment provided all hearses, or other special vehicles are parked or stored inside a completely enclosed building.
 - h. Medical offices.
 - i. Public Parks and recreation.
 - j. Towers less than 50 feet in accordance with Sec. 5.2 of these regulations

SEC. 4.8.2-2 SPECIAL EXCEPTIONS

Town of Pulaski Zoning Ordinance

The following uses, subject to or limited by conditions, may be permitted by special exception in the Residential Office district (RO):

1. Commercial and Misc. Uses

- a. Administrative Services.
- b. Animal hospitals or veterinary clinics, provided all activities are contained within an enclosed building.
- c. Bakeries.
- d. Bed and Breakfast
- e. Bicycle sales and repair shops.
- f. Business Support Services.
- g. Catering or delicatessen business.
- h. Daycare Centers. When considering an application for day care centers as a special exception the following conditions must be considered in addition to those required under Section 702.4-5 of the zoning regulations:
 - vii. All daycare centers shall comply with the Minimum Standards for Day Care Centers established by the Virginia Department of Social Services, as may be amended, unless specifically exempt from those minimum standards.
 - viii. Parking areas and access driveways at all daycare centers shall be designed to allow for the easy and safe drop off and pick up of center attendees. No daycare center shall be allowed if it causes congestion, or the disruption of traffic flow on adjacent or nearby streets.
 - ix. Entrance to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation and minimize the adverse impact on adjacent streets and surrounding neighborhoods.
 - x. All children drop-off/pick-up areas and their associated stacking areas shall be required to be totally on-site.
 - xi. All playgrounds and outdoor recreational areas shall be set back a minimum of fifty (50) feet from any abutting residential zoning district or residential use.
- i. Houses of Worship.
- j. Laundries, laundromats or dry-cleaning establishments.
- k. Mixed Use Buildings: Lodging facility and multifamily dwellings as part of the mixed use development. Dwelling units are prohibited on the ground floor.
- l. Museums.
- m. Pet shops or animal grooming services, provided all activities are contained within an enclosed building
- n. Restaurants with drive-through services and/or outdoor seating.
- o. Schools
- p. Columbarium.

- q. Towers more than 50 feet in accordance with Sec. 5.2 of these regulations.

SEC. 4.7.2-3 ACCESSORY USES

Uses and structures which are on the same lot and of a nature customarily incidental and subordinate to the principal building structure or use. Uses and structures which are in keeping with the character of the district.

1. Living quarters in main structure of persons employed on the premises.
2. Temporary buildings are for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work however, not to exceed a two (2) year maximum.
3. Coin-operated and vending machines for food, tobacco, ice, soft drinks, and sundries inside a building and for the use of occupants thereof.
4. Restaurant or cafeteria, lunchroom or snack bar for the use of employees who work in the building where such facility is located, provided such facility has no public exterior entrances or exits or signs.
5. Storage of office supplies or merchandise normally carried in stock or used in connection with a permitted use, subject to applicable district regulations and provided such storage area does not exceed 10 percent of the total floor area of the building.
6. Swimming Pool associated with the development.
7. Private storage buildings.
8. No accessory building shall be constructed upon a lot for more than six months prior to beginning construction of the main building and no accessory building shall be used for more than six months unless the main building on the lot is also being used or unless the main building is under construction. No accessory building shall be used as a dwelling.
9. Temporary family health care structures as set forth in Code of Virginia 15.2-2292.1 as follows:
 - a. Temporary family health care structures (i) for use by a caregiver in providing care for a mentally or physically impaired person and (ii) on property owned or occupied by the caregiver as his residence as a permitted accessory use in any single-family residential zoning district on lots zoned for single-family detached dwellings. Such structures shall not require a special use permit or be subjected to any other local requirements beyond those imposed upon other authorized accessory structures, except as otherwise provided in this section. Such structures shall comply with all setback requirements that apply to the primary structure and with any maximum floor area ratio limitations that may apply to the primary structure. Only one family health care structure shall be allowed on a lot or parcel of land.
 - b. For purposes of this section:

"Caregiver" means an adult who provides care for a mentally or physically impaired person within the Commonwealth. A caregiver shall be either related by blood, marriage, or adoption to or the legally appointed guardian of the mentally or physically impaired person for whom he is caring.

"Mentally or physically impaired person" means a person who is a resident of Virginia and who requires assistance with two or more activities of daily living, as

defined in § 63.2-2200, as certified in a writing provided by a physician licensed by the Commonwealth.

"Temporary family health care structure" means a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§ 36-70 et seq.) and the Uniform Statewide Building Code (§ 36-97 et seq.). Placing the temporary family health care structure on a permanent foundation shall not be required or permitted.

- c. Any person proposing to install a temporary family health care structure shall first obtain a permit from the Town Manager or his designee and for which there shall be a fee charged of \$100.
- d. Any temporary family health care structure installed pursuant to this section shall be required to connect to any water, sewer, and electric utilities that are serving the primary residence on the property and shall comply with all applicable requirements of the Virginia Department of Health.(e) No signage advertising or otherwise promoting the existence of the structure shall be permitted either on the exterior of the temporary family health care structure or elsewhere on the property.
- e. Any temporary family health care structure installed pursuant to this section shall be removed within 30 days in which the mentally or physically impaired person is no longer receiving or is no longer in need of the assistance provided for in this section.
- f. The Zoning Administrator is vested with all necessary authority on behalf of the governing body of the locality to ensure compliance with this section.

SEC. 4.7.2-4 PROHIBITED USES

Any use not permitted by right, or as accessory use or by special exception shall be prohibited.

Sec. 4.7.3 Site Development Regulations

The following are general development standards for the Residential Office District (RO):

- 1. Minimum Lot Requirements.
 - a. Area: 10,000 Square feet
 - b. Frontage: 50 feet
 - c. Lot Width: 100 feet
 - d. Lot Depth: 100 feet.
- 2. Minimum Setback Requirements.
 - 1. Principal Structure:
 - i. Front: 25 feet
 - ii. Side: 10 feet
 - iii. Setbacks from all public streets :25 feet

- iv. Rear: 25 feet
- 3. Where this zoning district abuts a residential zoning district or use the proposed development shall provide a 15 foot wide buffer and install a fence.
- 4. Accessory Structures:
 - a. Minimum Side Setback: 5 feet
 - b. Rear setback: 5 feet
 - c. The cumulative area of all accessory buildings or structures, shall not exceed forty (40) percent of the square foot area of the principal structure.
 - d. Accessory structures shall not be located in the front yard.
- 5. Maximum Height of Structures:
 - a. Principal Structures: 35 feet
 - b. Accessory Structures: 20 feet.
- 6. Maximum Lot Coverage: 50 percent
- 7. Maximum Density.
 - c. Single Family Dwelling Unit: Four (4) units per acre.
 - d. Two Family Dwelling Unit: Six (6) units per acre.
 - e. Multi- Family Dwelling Unit: Nine (9) units per acre.

Sec. 4.7.4 General Requirements

- 1. Plans. Before a building permit shall be used or construction commenced on any permitted use in this district or a permit issued for a new use, the plans, in sufficient detail to show the operations and processes of intended use, together with a site plan as required herein, shall be submitted to the administrator for review.
- 2. Site plan. Approval of a site plan is required. The plan shall be designed to promote careful use of topography and to promote harmonious relationships with adjacent and nearby residential and business properties, developed or undeveloped, and to this end to provide for vehicular interconnections among adjacent properties, and may include effective screening along side and rear property lines by means of fences, walls, hedges, planting screen or natural vegetation.
- 3. Drainage. All new development and redevelopment must comply with stormwater management requirements of Article IV-Stormwater Management of the Code of Ordinances.
- 4. Fencing. All fencing shall have a uniform and durable character and shall be properly maintained.
- 5. In the case of corner lots there shall be no planting, fence or obstruction to vision more than three (3) feet high, less than twenty (20) feet from the intersection of two street lines.
- 6. Landscaping. Development sites shall have a 10 foot buffer along public right of way. Any site shall contain a minimum of 20 percent greenspace or landscaped area, with no more than 50% in grass alone. This area shall be landscaped with grass, trees, shrubs or pedestrian walks.
- 7. Lighting Requirements:
 - a. Lighting shall not be directed onto another lot or obscure driver's vision on public streets. All freestanding and building mounted light fixtures shall be downlit.

- b. No freestanding light fixture shall be higher than 40 feet.
 - c. Lighting shall be provided if off-street parking spaces are to be used at night in conjunction with a business or activity on the premises. Lighting facilities shall be arranged and installed, and the lighting source shielded, to minimize glare on adjacent property or streets.
8. Refuse. Refuse containers or refuse storage shall be placed on a paved area and screened by means of fences, walls or landscaping planting. Acceptable screening shall be approved by the zoning administrator.