

ARTICLE 8C

RESIDENTIAL-PROFESSIONAL ZONE (R-P)

1. **PURPOSE**

The purpose of the R-P Zone is to reserve appropriately located areas, as determined by the General Plan, for desirable mixes of medium density, multiple-family residential uses and compatible professional uses.

To promote uniformity of application, residential uses which are permitted uses or conditional uses shall only be allowed on property with a residential general plan designation. Professional/Commercial uses which are permitted uses or conditional uses shall only be allowed on property with a professional office or commercial general plan designation.

2. **USES PERMITTED**

- A. All uses permitted in the R-1, R-2, and R-3 Zones.
- B. Accountants, appraisers, attorneys, business and management consultants, economists, and public relations consultants.
- C. Architects, City planners, engineers and surveyors.
- D. Financial institutions, including banks, savings and loan associations, finance companies, and credit units.
- E. Insurance brokers, stock brokers and title and escrow companies.
- F. Medical, dental, and related health services for humans including laboratories rendering services only and not involving the manufacture, fabrication, or sale of any article.
- G. Photographic studios not including wholesale film processing or retail sale of photographic equipment or supplies.
- H. Public utility consumer service offices.
- I. Research service offices, analytical and scientific, not involving the manufacture, fabrication, processing, or sale of products on the premises.
- J. Any other use which is determined by the Commission to be similar to uses listed in this subsection.
- K. Home occupations in accordance with Article 18A.08.

3. **Uses Permitted by Conditional Use Permit**

- A. Mobile-home Parks.
- B. Motels and hotels.
- C. Student housing including fraternity and sorority houses.
- D. Public parking areas.

- E. Day nurseries, nursery schools, homes for children, and homes for the aged for more than four persons.
- F. Convalescent hospitals, rest homes, nursing homes, sanitariums, and homes and centers for mentally or emotionally or physically handicapped persons.
- G. Golf Courses.
- H. Private recreation centers, parks, and swim clubs.
- I. Private clubs and lodges.
- J. Churches, convents, monasteries, parish houses, parsonages, and other religious institutions.
- K. Private schools and colleges, not including art, craft, music, dancing, business, professional, or trade schools and colleges.
- L. Public elementary, junior high, and high schools.
- M. Non-profit libraries and museums.
- N. Public utility and public service installations.
- O. Rented rooms in a dwelling unit for occupancy by not more than two persons in addition to members of the family occupying the dwelling unit.
- P. Any other use which is determined by the Commission to be similar to uses listed in this subsection.

4. Area

The minimum required lot area shall be 8,000 square feet.

5. Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses:

- 1. Front yard: Twenty (20) feet.
- 2. Side yard: Five (5) feet except when abutting an R-1, R-2 or R-3 Zone which shall be ten (10) feet.
- 3. Rear yard: Ten (10) feet except when abutting:
R-1, R-2 or R-3 Zone, then not less than fifteen (15) feet.

6. Placement of Buildings

No building shall encroach in the required yard areas except as provided in (a) and (b) of this subsection.

1. Detached buildings, accessory to buildings used for human habitation may encroach into the required rear or side yards provided the accessory building is more than seventy-five (75) feet from the front property line. Buildings less than three (3) feet from property line shall be of fire resistive construction.
2. In the case of a reversed corner lot, no building shall be located closer than to the side lot of the abutting lot to the rear than the width of the required side yard on such lot to the rear.

7. Lot Width and Depth

Every lot shall have a minimum lot width of 75 feet and a minimum lot depth of 100 feet.

8. Building Area

Minimum Residential Living Area shall be as follows

1. One-family dwelling In accordance with R-1 Standards
2. Two-family dwelling Seven hundred sq. ft. per dwelling unit
3. Multiple dwelling
 - Efficiency unit (combined living room/bedroom) 500 sq. ft.
 - One bedroom 550 square feet
 - Two bedroom 650 square feet
 - Three bedroom 750 square feet

For other uses no minimum requirements except as otherwise prescribed by law.

9. Lot Area per Dwelling Unit

One unit per every 1,500 square feet of lot area.

10. Permissible Lot Coverage

All buildings, including accessory structures, shall not cover more than 60% of the area of the lot. Of the remaining area 10% shall be in live landscaping. In computing the lot area of a lot which abuts one or more alleys, one-half of the width of such alley may be included in the lot area of said lot for purposes of this subsection.

11. Height

No building shall exceed 35 feet in height.

12. Service and Refuse Areas

All service areas, refuse collection area, and trash bins shall conform to the setback requirements and shall be completely screened by a masonry wall or shall be enclosed within a building.

ORDINANCE NO. 736, ADOPTED 11-16-82, ORDINANCE NO. 748, ADOPTED 06-07-83
 ORDINANCE NO. 753, ADOPTED 06-21-83, ORDINANCE NO. 769, ADOPTED 06-05-84