

**ARTICLE XIV  
(URO) URBAN RESIDENTIAL OFFICE DISTRICT**

**Section 14.01 Purpose**

The URO District is to be used in older areas of the City, particularly along major thoroughfares that are occupied by older single family residences, but are subject to development pressure for commercial use. The intent of the district is to provide for small low-intensity administrative and professional office and similar uses in such areas, while retaining the area's residential character.

**Section 14.02 Permitted Uses**

- A. Any use or structure specified as a permitted use in the UR District.
- B. Home occupations, as regulated in Section 32.05 of this Ordinance.

**Section 14.03 Accessory Uses**

- A. Private detached garages or carports: storage sheds, playhouses and/or similar structures.
- B. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.

**Section 14.04 Conditional Uses**

- A. Churches and places of public worship, provided the seating capacity of sanctuary is not more than 300 persons.
- B. Bed-and-Breakfast Establishments, subject to the following standards:
  - 1. The owner/operator of the facility must reside on the premises.
  - 2. Structures shall maintain the appearance of a single-family residence and be compatible with surrounding residences, in size and scale.
  - 3. Lighting shall be limited to those types customarily found in residential neighborhoods. Any lights shall be arranged so as not to shine on adjacent properties.
  - 4. Exterior signage shall be limited to a single sign not more than four (4) square feet in size. No signs shall be internally illuminated.
  - 5. Not more than one (1) person shall be employed that is not a resident of the dwelling.
  - 6. Accommodations shall be provided for not more than five (5) guest rooms.

- C. Administrative and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers subject to the provisions of Section 14.06, consisting of:
  - 1. Brokers and dealers in securities and investments, not including commercial banks and savings institutions.
  - 2. Insurance agents and brokers.
  - 3. Real Estate sales and associated services.
- D. Offices for professional services, such as physicians, dentists, lawyers, architects, engineers and similar professions subject to the provisions of Section 14.06.

**Section 14.06 Development Standards**

Minimum lot area, minimum lot width, minimum front yard depth, minimum side yard width, minimum sum of side yard widths, minimum rear yard depth, and maximum building height for all permitted and conditional uses shall be as required for the UR District.

**Section 14.06 Special Provisions for Conditional Uses**

- A. Hours
 

Permitted uses shall be conducted principally in daylight hours.
- B. Nuisance
 

Permitted uses shall not create levels of noise, smoke or odor that are perceptible to normal senses on adjacent property.
- C. Employees
 

Not more than three (3) employees other than the resident of the structure. For the purposes of this regulation, a private contractor functioning as an employee shall be considered as an employee.
- D. Appearance
 

Structures shall maintain a residential appearance and be compatible with surrounding residences, in size and scale
- E. Lighting
 

Lighting shall be limited to those types customarily found in residential neighborhoods. Any lights shall be arranged so as to not shine on adjacent properties.
- F. Signage
 

Exterior signage shall be limited to a single non-illuminated sign not more than four (4) square feet in size and not more than three (3)

feet in height. No sign shall be located so as to impair the vision of vehicles exiting driveways.

G. Storage

Storage of materials and equipment shall be within enclosed buildings.

H. Parking

Sufficient off-street parking shall be provided pursuant to the requirements of this Ordinance. All parking shall be located in the rear yard and at least ten (10) feet from adjacent property.

I. Landscaping and Fencing

The landscaping and screening of refuse and parking areas in the URO shall be required.

**Section 14.07 Additional Information Required for Zoning  
Amendment**

Due to special conditions inherent to this district, additional information may be required of an applicant seeking a rezoning of property to the URO Zoning District. Such information shall be specified by the Planning and Zoning Commission and may include site layout, dimensions of driveways and entrances, vehicular circulation patterns, location of off-street parking spaces, and landscaping and additional information as may be required by the Commission to determine compliance with the provisions of this Ordinance.