

# ZONING

## 185 Attachment 4A

**Schedule IVA  
Bulk Requirements  
Medium-Density Residence/Office District RO-3  
[Added 10-8-2007 by L.L. No. 7-2007]**

	RO-3 District <sup>1</sup>	
	Office	Office/Residence
<b>Bulk Requirements:</b>		
Minimum lot area for use (square feet)	5,000	See Note 2
Minimum lot frontage (feet) <sup>3</sup>	50	See Note 2
Minimum lot width (feet)	50	See Note 2
Minimum lot depth (feet)	50	See Note 2
Minimum distance from street (feet)	20	20
Minimum front yard (feet)	15	15
Minimum side yard (feet)	15	15
Minimum rear yard (feet)	15	See Note 2
Minimum gross aggregate floor area per dwelling unit (square feet)	N.A.	See Note 2
Maximum height (stories/feet)	2 1/2 or 30, whichever is more restrictive	2 1/2 or 30, whichever is more restrictive
Minimum height (stories/feet) for principal building	2 or 25, whichever is more restrictive	2 or 25, whichever is more restrictive
Maximum building coverage	40% <sup>4</sup>	40% <sup>4</sup>
Maximum building footprint (square feet)	4,000	4,000
Maximum building wall length (feet)	80	80

**NOTES:**

N.A. – Not Applicable.

<sup>1</sup>In an RO-3 District, one-, two- and three-family dwellings and office/residence uses shall be subject to bulk requirements of the R-3 District (see Schedule II) and parking requirements of Schedule VII.

<sup>2</sup> In an RO-3 District, buildings containing a combination of office and residence uses shall be subject to the bulk requirements of the R-3 District for residential users (see Schedule II) and the parking requirements of Schedule VII.

<sup>3</sup>The Planning Commission may reduce the minimum lot frontage to not less than 1/2 of the requirements listed above where residential lots front on culs-de-sac or elsewhere when determined to be in the public interest by the Planning Commission.

## XXXXX CODE

<sup>4</sup>Garages acceptably designed to enable the roof thereof to be used as part of the grounds may be exempt by the Planning Commission from coverage requirements.