

§ 14-16-2-13 RC RESIDENTIAL/COMMERCIAL ZONE.

This zone permits a mixture of residential and small commercial activities.

(A) Permissive Uses.

- (1) Uses permissive in the R-T zone.
- (2) Apartment, provided the density does not exceed 20 dwelling units per acre.
- (3) Institution.
 - (a) Church or other place of worship, including the usual incidental facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
 - (b) Library.
- (4) The following uses are permissive if the total nonresidential floor area does not exceed one-half of the gross floor area on the lot, and if all business activity except parking is inside a building:
 - (a) Office.
 - (b) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided there is no outdoor storage or activity except parking:
 1. Arts and crafts objects, supplies, plus their incidental creation.
 2. Books, magazines, newspapers, stationery, except adult book store.
 3. Cosmetics, notions, hobby supplies.
 4. Drugs, medical supplies.
 5. Flowers and plants.
 6. Food and non-alcoholic drink for consumption on-premises or off but not drive-in restaurant or restaurant with drive-up facility for take-out orders.
 7. Jewelry.
 - (c) Services, provided there is no outdoor storage or activity except parking:
 1. Barber, beauty.
 2. Day care center.
 3. Dry cleaning station (no processing), self-service laundry.
 4. Instruction in music, dance, fine arts, or crafts.

5. Interior decorating.
 6. Photography, except adult photo studio.
 7. Tailoring, dressmaking, shoe repairing.
- (5) Sign, on-premise, as in § 14-16-3-5 of this Zoning Code, and further provided:
- (a) Location. Signs shall be limited to wall signs or canopy signs, except that a portable sign shall be allowed per small business pursuant to the General Signage Regulations.
 - (b) Number. No limit on number of wall signs. One canopy sign per entrance or exit shall be permitted.
 - (c) Size. Sign area shall not exceed 7.5% of the area of the facade to which it is related.
 - (d) Height, Illumination, Motion. No regulations, apart from the general sign regulations.

(B) Conditional Uses.

- (1) Uses conditional in the R-1 zone and not permissive in this zone.
- (2) Uses permissive in the C-1 zone and not permissive in this zone.
- (3) Community residential program except not either community residential corrections program or community residential program for substance abusers: up to 18 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (4) Community residential corrections program with up to ten client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (5) Community residential program for substance abusers with up to ten client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (6) Retail sales and services permissive in this zone where nonresidential floor area exceeds one-half the gross floor area on the lot.
- (7) Retail business in which products may be manufactured, processed, assembled, treated, or repaired, as an accessory use, provided:
 - (a) All activities are conducted within a completely enclosed building.
 - (b) The number of persons physically engaged in manufacturing, processing, assembling, treating, or repairing products is limited to five at any one time.
 - (c) Activities or products are not objectionable due to odor, noxious fumes, dust, smoke, noise, vibration, or similar cause.

(C) Height. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

(D) Usable Open Space.

- (1) Usable open space shall be provided on-site at 750 square feet per townhouse dwelling unit.

- (2) For apartments other than townhouses, usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-bedroom apartment, and 300 square feet for each dwelling unit containing two or more bedrooms. Where apartments other than townhouses occupy the same structure as the permissive nonresidential uses, and no apartments are located on the ground level, the required usable open space may be reduced by 50%.

(E) **Lot Size.** No requirements.

(F) **Setback.** The following regulations apply, except as provided in § 14-16-3-3 of this Zoning Code:

- (1) There shall be a front and a corner side-yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway and a public sidewalk or planned public sidewalk location.
- (2) Where the site faces or is contiguous to a different residential zone the setback requirements of that zone apply.
- (3) The clear sight triangle shall not be infringed upon.

(G) **Off-Street Parking.** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

('74 Code, § 7-14-17) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 86-1976; Am. Ord. 26-1977; Am. Ord. 38-1978; Am. Ord. 22-1979; Am. Ord. 92-1980; Am. Ord. 74-1985; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 6-2009; Am. Ord. 19-2010)

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