

# ZONING

## 200 Attachment 10

### Township of College

#### Criteria and Standards for the Residential-Office District (R-O)

[Amended 6-23-1994 by Ord. No. O-94-03; 5-17-2001 by Ord. No. O-01-03; 8-7-2003 by Ord. No. O-03-13; 9-7-2006 by Ord. No. O-06-15; 7-5-2007 by Ord. No. O-07-12; 12-3-2009 by Ord. No. O-09-17; 7-15-2010 by Ord. No. O-10-04; 2-20-2014 by Ord. No. O-14-01; 3-19-2015 by Ord. No. O-15-03]

Permitted Uses	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)
Land and structures may be used for only the following: <sup>1</sup>	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
<b>Primary Uses</b>	See Two-Family Residential District Regulations.						
(1) All permitted uses of the Two-Family Residential District	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this section and chapter.	150	30% (buildings) 60% (total impervious)	50	50 from residential lots; 15 from all others	50	35
(2) Ambulance, fire and police services and facilities							65
(3) Bed-and-breakfast homes; see also § 200-11R							35
(4) Bed-and-breakfast inns; see also § 200-11R							
(5) Commercial cemeteries							
(6) Funeral homes and mortuaries							
(7) Hospitals							
(8) Indoor recreational facilities							
(9) Medical offices and clinics							
(10) Office uses							
(11) Parks and recreation areas							
(12) Places of assembly; see also § 200-11F							
(13) Public libraries and museums; art galleries and reading rooms							
(14) Public or private institutions of higher education							
(15) Public or private nursery, kindergarten, elementary and secondary schools; see also § 200-11M							
(16) Studios for instruction in music, performing, visual and media arts; photographic and handicraft studios							
(17) Veterinary offices and clinics							
<b>Accessory Uses</b>	See primary use to which it is accessory.						
(17) Home occupations							
(18) Customary uses accessory to the above, excluding alcoholic license; essential services							
(19) Crematories, as an accessory use to funeral homes and mortuaries							

#### NOTES:

- (1) All drive-through facilities as either primary and accessory use are expressly prohibited from the Residential-Office District.
- (2) Where a conflict exists for a permitted use listed as a permitted use in both the R-2 and R-O charts; the more lenient restrictions shall apply.