

R-0A

Residential-Office District

Section 1151. Purpose. The purposes of the R-OA district are to:

- a. provide a mixture of low-density residential and office uses in those areas located between higher density and lower density zoning districts;
- b. facilitate the preservation and reuse of buildings that are contributing structures to a National Register Historic District;
- c. provide opportunities for non-residential uses that are compatible with the surrounding residential environment.
- d. encourage investment opportunities consistent with maintaining or enhancing the character of the neighborhood.

(Ordinance 1567, June 4, 1998, Section 2.)

1152. Use Section. In this district, the land and structures may be used and structures erected, altered, enlarged and maintained for the following uses only:

- a. Any use permitted in the R-2 district.
- b. 3-family dwellings, not exceeding 2 bedrooms per dwelling unit.
- c. Bed & Breakfast establishments
- d. Day Care Center or Home (Child)
- e. Day Care Center or Home (Adult)
- f. Community Centers
- g. Personal Care Home for Adults (Small)
- h. Student Home
- i. Offices
- j. Mixed Use
- k. Off-street Parking Areas
- l. Rooming houses (not exceeding 5 persons per building)

(Ordinance 1567, June 4, 1998, Section 2.)

Section 1153. Lot Area, Width, Yards and Coverage. Each lot in this district shall comply with the following minimum requirements:

a. Lot Area

1-family	5,000 square feet
2 and 3-family	8,000 square feet
All other uses	6,000 square feet

b. Lot Width

1-family	50 feet
2 and 3-family	75 feet
All other uses	50 feet

c. Front Yard Depth - new construction

Front yard setbacks for new structures shall be no more than nor less than 10 percent of the average front setback established by adjacent buildings along the street. The average shall be calculated from the front setbacks of the first two buildings along the street located on each side of the new construction.

Off-street parking areas shall be setback 50 feet from the front property line and 5 feet from side and rear property lines.

d. Side Yard Width

All structures	6 feet
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e. Rear Yard Depth

20% of the depth of the lot measured from the front building line to the nearest point of the rear lot line, but in no case shall this be less than 15 feet

f. Lot Coverage

Maximum area that may be covered by buildings and other structures	40%
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Maximum area that may be covered with surface off-street parking areas including all driveways and aisleways	30%
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(Ordinance 1567, June 4, 1998, Section 2.)

g. Minimum Open Space (all uses).....30%

(Ordinance 1840, April 4, 2006, Section 11.)

Section 1154. Use of Nonconforming Buildings. Any structure in existence at the effective date of this ordinance which does not conform to minimum setback and height requirements may be used for any use permitted in this district provided all other requirements are met. (Ordinance 1567, June 4, 1998, Section 2.)

Section 1155. Maximum Number of Residential Buildings. A maximum of one building for residential use is allowed on a single lot. (Ordinance 1567, June 4, 1998, Section 2, as amended by Ordinance 1714, November 26, 2002, Section 1.)

Section 1156. Height. Building height contributes to the overall pattern and rhythm of a streetscape. The vertical character of the streetscape is important to maintain. Accordingly, the height of new buildings or building additions along the street shall be no more or less than 30 percent of the average of the heights of adjacent buildings along the street but in no case shall the upper limit of the height range exceed 35 feet. The average of adjacent buildings shall be calculated using the heights of the first two buildings along the street located on each side of the new construction. When any adjacent building exceeds 35 feet in height, 35 feet shall be used to make the average calculation rather than that building's actual height. Buildings located behind the front building facing the street are not required to be built to a height within the range but shall not be higher than the front building when measured and viewed from the street. No buildings or other structures (*except for those provided under Section 503.d.2*) shall exceed 35 feet. (Ordinance 1567, June 4, 1998, Section 2, as amended by Ordinance 1794, September 20, 2004.)

Section 1157. Parking. As specified in Part H of this Chapter. Off-site parking for uses located in the C, General Commercial District, may be located in the R-OA district pursuant to Section 1807.d. (Ordinance 1567, June 4, 1998, Section 2.)

Section 1158. Notice Prior to Demolition, Removal, or Razing. See Section 707 of this Chapter. (Ordinance 1567, June 4, 1998, Section 2.)

Section 1159. Bed & Breakfast Establishments. Bed and Breakfast Establishments are permitted in R-OA provided:

- a. The total number of guest rooms shall not exceed 6 on any individual lot.
- b. Accessory buildings and detached garages used as one or more of the allowed guest rooms shall not contain cooking facilities.
- c. The length of stay per guest shall be limited to 14 days per 60-day period.
- d. Off-street parking areas and driveways shall comply with the standards specified in Part H of this Chapter subject to lot coverage limits applicable in the R-3H district. Driveways may be used as off-street parking areas except for that portion of a driveway located between the property line and the curb.
- e. One sign, permitted on each lot used for a Bed & Breakfast Establishment, shall:

- (1) not exceed 3 square feet per sign face;
- (2) have no internal illumination;
- (3) be constructed of wood, stone, brass, ceramic or wrought iron;
- (4) if configured as a ground pole sign, not exceed 6 feet in height at its highest point, including all parts, braces, and supports;
- f. Meals for compensation may be provided only to guests of the bed and breakfast establishment. If meals other than breakfast or complimentary snacks are served, the owner must obtain any necessary permits from the State College Health Department.
- g. Lot area, lot width, setbacks, lot coverage, open space, height, and building size shall comply with the standards applicable in the R-3H district.
- h. The owner or manager shall maintain his or her primary residence on the premises.

(Ordinance 1567, June 4, 1998, Section 2.)

Section 1160. Child or Adult Day Care Center or Home. Day care centers or homes for children or adults are permitted in the R-OA zoning district provided:

- a. In addition to the parking requirements for any residential uses on site, there shall be 1 off-street parking space for each employee not living on the premises plus 1 off-street parking space for each 10 children or adults.
- b. The gross floor area shall comply with the standard regulations set forth by the State of Pennsylvania.
- c. For child day care centers there shall be an outdoor play area of at least 100 square feet per child enclosed by a fence with a minimum height of four feet.

(Ordinance 1567, June 4, 1998, Section 2.)