

CHAPTER 4: - USES

4.3. - Use Standards

4.3.2. - Residential Uses

B. Household Living

3. **Live/Work Dwelling** A live/work dwelling shall comply with the following standards:

- (a) The residential portion of the building shall occupy at least 50 percent of the gross floor area.
- (b) The nonresidential portion of the building is limited to an office, personal service, retail sales, or restaurant, minor use type.
- (c) Drive-through facilities are prohibited.
- (d) ~~Signage Signs~~ for the nonresidential portion of the building ~~is are~~ allowed in accordance with the nonresidential uses in residential district standards in Table 5.7.9.D, Attached Signs – Maximum Permitted Sign Area by Sign Type. Section 5.7, Signage. In the RM-16 and RM-26 districts wall signs shall be allowed in accordance with the TO district, except that the size shall be limited to a 25 square foot minimum and maximum of 5 percent of the wall area of the first floor facade. The sign height shall be limited to the top of the first floor facade. Freestanding signs are prohibited ~~in RM-16 and RM-26.~~

4.3.3. - Institutional Uses

B. Day Care

1. **Day Care Center** A day care center shall comply with the following standards:

- (a) Meet all applicable State licensing requirements;
- (b) Have street frontage on a street classified higher than a residential local street;
- (c) Have no access from a residential local street; unless the use is located on a corner lot with street frontage on a thoroughfare street;
- (d) Outdoor recreation areas shall:
 - (1) Be located behind the front building line of the principal building;
 - (2) Be completely enclosed by a fence that is at least 4 feet in height; and
 - (3) Be safely segregated from parking, loading, or service areas.
- (e) Screen outdoor recreation areas adjacent to a residential district with an opaque fence, wall, or other allowed method in Section 5.5.6, Screening Methods, to a height of 6 feet above grade level;
- (f) ~~If located in a residential district, signage is limited to 1 monument sign with a maximum area of 24 square feet and a maximum height of 6 feet.~~

4.3.4. - Commercial Uses

H. Visitor Accommodations

1. **Bed and Breakfast** A bed and breakfast shall comply with the following standards:

- (a) Be owner-occupied or have a manager who resides on the premises;
- (b) Have no more than 6 sleeping rooms;
- (c) Have only 1 kitchen;

- (d) Limit meals served on the premises to overnight guests only;
- (e) If in a residential district, 1 sign up to a maximum area of 4 square feet and 6 feet in height is allowed. If in a residential district, ensure signage complies with the identification sign requirements of Table 5.7.8.B, Requirements for a Sign not Requiring a Sign Permit.