

Sec. 98-52. - RSO, residential/office.

- (a) *Purpose.* To provide for a zoning district of sufficient aesthetic quality and limited level of intensity, including consideration of noise and traffic generation, to serve as a buffer between a major thoroughfare and single-family zoning district which would allow reasonable use of the property without detrimental or adverse effects to abutting properties and which, by virtue of controlled design and maintenance, will add to the aesthetic development of a central boulevard. This district is intended to be limited in application to those areas of the city where residential property abuts a major thoroughfare and property sizes have been substantially reduced by right-of-way improvements. These considerations shall be applied by city staff, the planning and zoning board and the city commission in reviewing the site plan required under this section.
- (b) *Uses permitted.*
 - (1) Professional offices wherein specialized professional services such as the offices of doctor, dentist, chiropractor, osteopath, (excluding group counseling and pain clinics) lawyer, engineer, architect, insurance agent or real estate broker are provided.
 - (2) Residential dwelling(s). Density may not exceed five units per acre provided such units can be permitted under the City of Deerfield Beach Land Use Plan. Efficiencies or transient lodging shall not be permitted.
 - (3) A combination of the above-referenced uses.
- (c) *Design and signage.* Office building design shall be by an architect registered under the laws of Florida and be such that the building substantially resembles a residence in the opinion of the city commission. All colors utilized for structures, walls and signs shall be of a pastel, neutral nature with each site coordinated to present a unified project.

A five-foot high stucco masonry wall or the equivalent landscape buffer shall be provided on the rear of all lots. The finish on the wall shall have equal treatment on both sides. The city commission shall make a determination as to whether a masonry wall or landscape buffer shall be required. The nature of the landscape buffer shall meet the requirements set forth by the city commission and shall serve to buffer the residential property to the same extent as a masonry wall. Corner lots shall have a five-foot setback on the side street frontage for walls.

Signs for offices shall be limited to a name plate, designating the name of the office, attached to the side of the building having street frontage on the major thoroughfare. One sign per business shall be allowed and the area of each sign shall not be more than nine square feet. Such signs shall not be illuminated or lighted. No other signage shall be permitted.

Solid waste facilities shall be screened from public view by a stucco masonry enclosure attached to the main building. Larger developments may be required to provide dumpster enclosures in accordance with engineering drawings 19.01 and 19.02 as determined by the sanitation superintendent.

- (d) *Building height and size.*
 - (1) The maximum building height shall be two stories and shall not exceed 25 feet.
 - (2) The minimum building site size shall be 6,000 square feet.
 - (3) The maximum floor area shall not exceed 2,500 square feet for a one story building or 3,000 square feet for a two story building.
 - (4) The minimum square footage required for development is as follows where the building is solidly devoted to one of the following uses:

Professional Office (Building)	1,000 sq. ft.
Single-Family	1,250 sq. ft.

5. A residential use permitted by subsection b.3. shall be subject to the following minimum requirements:

One Bedroom	700 sq. ft.
Two Bedroom	900 sq. ft.
Three Bedroom	1,050 sq. ft.

- (e) *Existing buildings.* No building or structure or part thereof, shall be converted to another permitted use within this zoning district if the site is unable to comply with the parking requirements of this section. Conversions of existing buildings are subject to site plan review. A conversion shall be considered as any change in use.
- (f) *Yards.* For the purpose of this district, the front yard shall be defined as that portion of the lot abutting the major thoroughfare. The rear yard shall be opposite the front yard as described herein.
 - (1) *Front yard.* 15 percent of the lot depth where lot depth is 100 feet or more and ten feet for lot depth less than 100 feet.
 - (2) *Corner side yard*—25 feet.
 - (3) *Interior side yard*—10 feet.
 - (4) *Rear yard*—15 feet.
- (g) *Lot coverage and open space.*
 - (1) The maximum lot coverage of the building and all accessory structures shall not exceed thirty-five percent of the lot.
 - (2) At least 25 percent of the lot shall be reserved for landscaping and lawn areas.
- (h) *[Interior lots.]* Property owners shall not cause interior lots to be rendered without access by selling off property or by attempting to develop interior lots first without a common drive system. Location and design of this system shall be the subject of development plan review. Individual corner lots shall derive access from the side street.
- (i) *Parking requirements and design.* The design and configuration of the parking area shall be in accordance with the off-street parking section with the following exceptions. Garages, carports and associated driveways may count toward meeting the parking requirement. No individual lot or combination of lots may be used solely for parking.
 - (1) Office use—One space for every 300 square feet of gross floor area exclusive of medical or dental offices. The general provisions of the off-street parking section shall apply to medical and dental offices.
 - (2) Residential use located in same building with office use:
 - a. One bedroom—One space per unit.
 - b. Two bedroom—Two spaces per unit.
 - c. Three bedroom—Two spaces per unit.

- (3) When the building is proposed to be used for residential purposes only, the general provisions of the off-street parking section shall apply.
- (4) Except where necessary for the provision of temporary services, and for emergency purposes, no commercial vehicles or vehicles in excess of one ton rated capacity may be parked within the zoning district.
- (5) Artificial lighting used to illuminate the parking area shall be cutoff luminaire design directed away from adjacent properties with a pole height not exceeding 12 feet.
- (j) *Applicable codes and special criteria.* Development under this classification shall adhere to all other existing criteria of this Code. Where any provisions of this zoning district conflict with other city codes and ordinances, this section shall govern.

Prior to construction, or conversion, any structure erected in the RSO zoning district shall be the subject of development review through submission of a development plan as required in this Code. In approving such development plan, the community appearance board, city planning and zoning board, and city commission shall consider the location, size, height, spacing, appearance, character and utilization of any building, structure or use and their appurtenances, access and circulation for vehicles and pedestrians, streets, parking areas, yards and open spaces and relationship to adjacent property to ensure that such proposal provides for the safety and convenience of the public, and that adequate protection and separation are provided for contiguous and nearby residential property.

The city commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements which are found necessary in its judgment to effectuate the purposes of this section and carry out the spirit and purpose of the zoning ordinance.

- (k) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2005/027, § 9, 9-6-05; Ord. No. 2013/034, § 2, 12-3-13)