

Sec. 122-926. – Intent.

The historic residential/office district (HRO) is established to implement comprehensive plan policies for areas designated “HRO” on the future land use map. The HRO district shall accommodate business and professional offices as well as ~~single-family, duplex and multiple-family residential structures within the historic Old Town district.~~ *Cultural and civic activities are allowed anywhere in the district and those same uses with accessory/associated commercial sales are allowed on Whitehead Street between Greene Street and Southard Street.* Customary accessory uses and community facilities may also be located within the HRO district. The HRO district shall not accommodate *new* transient lodging or guesthouses. ~~However, existing legal transient residential uses of record shall be considered as “grandfathered” uses and may continue to exist so long as all conditions of approval are satisfied.~~ In addition, the HRO district shall expressly exclude ~~commercial~~ *general* retail sales, warehousing and outdoor storage. In order to manage the impacts of future development on transportation and public facilities, the city shall limit the intensity of development within the HRO district to activities generating no more than 50 trips per 1,000 square feet of gross leasable floor area per day.

Sec. 122-927. - Uses permitted.

Uses permitted in the historic residential/office district (HRO) are as follows:

- (1) Single-family and two-family residential dwellings.
- (2) Group homes with less than or equal to six residents as provided in section 122-1246
- (3) Multiple-family residential dwellings.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Parking lots and facilities.
- (7) Medical services.
- (8) Veterinary medical services, without outside kennels.

Sec. 122-928. - Conditional uses.

Conditional uses in the historic residential/office district (HRO) are as follows:

- (1) Group homes with seven to 14 residents as provided in section 122-1246

(2) Cultural and civic activities *with or without associated/accessory commercial sales on Whitehead from Greene Street to Southard Street.*

(3) Community centers, clubs and lodges.

(4) Educational institutions and day care.

(5) Nursing homes, rest and convalescent homes.

(6) Parks and recreation, active and passive.

(7) Protective services.

(8) Public and private utilities.

(9) Funeral homes.