

**6.03E PARKING SPACE REQUIREMENTS**

As regulated in Section 9.03.

**6.03F ACCESS CONTROL**

As regulated in Section 9.01.

**6.03G SITE PLAN REQUIREMENTS**

As regulated in Article 11.

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**6.04 RP RESIDENTIAL PROFESSIONAL DISTRICT (added 6/2/05)**

District Description. This district is intended to provide areas for development of professional offices, services, and other community uses, not including traditional retail commercial or warehousing activities, in areas that are deemed appropriate to make a transition from residential uses to the ones listed below. The district is intended to allow development or redevelopment of work opportunities near or adjacent to residential areas, with appropriate safeguards designed to minimize disruption of traffic flows and negative impacts on the adjacent residential uses.

**6.04A. USES PERMITTED**

In the RP Residential Professional District, the following uses and their accessory uses are permitted:

1. Single-family and Two-family Dwellings, excluding Mobile Homes
2. Primary and Secondary Schools and Libraries
3. Parks, Playgrounds, and Community Buildings
4. Churches
5. Professional, Medical or Dental Offices
6. Shoe Repair, Tailors, Health Clubs, Florists, Antique and Souvenir Shops
7. Bed and Breakfast Establishments and Tea Rooms
8. Musical Instrument Instruction plus Photography, Dance and Martial Arts Studios

**6.04B. USES PERMITTED ON APPEAL**

In the RP Residential Professional District, The following uses and their accessory uses may be permitted subject to review and approval by the Board of Zoning Appeals in accordance with the provisions of Section 12.07.

1. None.

**6.04C. USES PROHIBITED**

1. Any other use not specifically permitted or permissible on appeal.

**6.04D. DIMENSIONAL REGULATIONS**

The following requirements shall apply to all uses permitted in the RP Residential Professional District:

1. Lot Area
  - a) For those areas served by a sanitary sewer system, there shall be a minimum lot area of not less than eight thousand (8,000) square feet.
  - b) For those areas not served by a sanitary sewer system, the lot area requirements shall be determined by the Rhea County Health Department, but in no case shall be less than fifteen thousand (15,000) square feet.
2. Front Yard. The depth of the front yard shall be twenty-five (25) feet from the street or highway right-of-way.
3. Rear Yard. Each lot shall have a rear yard of not less than ten (10) feet; the depth of a rear yard which abuts a residential district shall not be less than twenty-five (25) feet.
4. Side Yard. (amended 12/1/05) The width of any side yard shall be a minimum of ten (10) feet for one and two story structures, plus five (5) additional feet of side yard for each additional story over two.

If the side yard abuts a local street, alley, or cul-de-sac, the side yard setback shall be twenty-five (25) feet.

If the side yard abuts a major thoroughfare or collector road, the side yard setback shall be thirty (30) feet.
5. Lot Width. (amended 9/7/06) Each lot shall have a width of not less than fifty (50) feet at the building setback line.
6. Height Requirement. No building or structure shall exceed three (3) stories or forty (40) feet, except as provided in Section 10.04.

**6.04E. REQUIREMENT OF BUFFER STRIP**

Wherever a new use is established on property which abuts at any point upon property zoned R-1, R-2 or R-3, the developer of said new use shall provide along the abutment a buffer strip as defined in Article 3 "Definitions of Certain Terms Used Herein".

**6.04F. PARKING SPACE REQUIREMENTS**

As regulated in Section 9.03.

**6.04G. OFF-STREET LOADING AND UNLOADING REQUIREMENTS**

As regulated in Section 7.01.

**6.04H. ACCESS CONTROL**

As regulated in Section 9.01.

**6.04I. SITE PLAN REQUIREMENTS**

As required in Article 11.

**6.04J. SIGNAGE REGULATIONS FOR THE R-P ZONE (amended 2/1/07)**

As regulated in Article 9, Section 9.11, General Sign Regulations, All Districts.