

SECTION 2.2.007 – RESIDENTIAL-PROFESSIONAL (R-P)

- A. **PURPOSE:** The purpose of this zone is to provide for a desirable mixing of residential land uses with professional office uses in possible close proximity to adjacent residential areas. The professional office uses in possible close proximity to adjacent residential areas. The professional office uses permitted are intended to be comparable in terms of scale, bulk and building coverage, open space and other external factors with the residential uses permitted. The R-P Zone is intended to be consistent with commercial or high-density residential designations in the La Grande Comprehensive Plan with residential densities of eleven (11) or more dwelling units per acre.
- B. **PERMITTED USES:**
1. Accessory Structures – Garages, Sheds for Storage of Lawn Equipment or Wood, and Signs
 2. Accessory Residential Unit (see Article 5.9)
 3. Dwellings - Limited to Single Family, Duplex Dwellings, Triplexes, Quadplexes, Townhouses, Apartments and Condominiums
 4. Day Nurseries
 5. Family Day Care Provider
 6. Group Care Residential – Halfway Houses, Intermediate Care Facilities, Nursing Homes, Convalescent Hospitals, Foster Care Homes, Residential Facility, Residential Homes and Rest Homes
 7. Home Occupations (see Article 8.11)
- C. **CONDITIONAL USES:**
1. Automotive and Equipment: Parking – Commercial Parking Lots or Garages when accessory to an allowed use
 2. Administrative and Professional Services – Administrative Offices, Legal Financial, Insurance, Real Estate, Architectural, Engineering, Surveying, Consulting Offices and Business Support Services
 3. Community Education – Public, Private and Parochial Pre-Elementary, Elementary, Junior High and Senior High School, Junior Colleges, Colleges, Universities and Trade Schools
 4. Community Recreation – Governmental or Non-Profit Operated Recreational, Social or Multi-Purpose Uses Within Buildings
 5. Cultural Exhibits and Library Services – Museum-Like Preservation and Exhibition of Works of Art or Library Collection
 6. Eating and Drinking Establishments – Limited to Coffee Shops and Luncheonettes
 7. Extensive Impact Services and Utilities - Limited to Wells, Parks, Community Gardens, Fire Stations, Ambulance Services, and Utility Substations
 8. Funeral and Interment Services: Cremating – Crematories or Crematoriums
 9. Funeral and Interment Services: Undertaking – Funeral Homes or Mortuaries
 10. Medical Services – Medical Clinics, Dental Clinics, Chiropractic Clinics, Dental Laboratories or Allied health professionals
 11. Neighborhood Convenience Center
 12. Participant Sports and Recreation - Limited to Arcades
 13. Personal Services – Limited to Photography Studios, Barber Shops, Hair Salons or Massage Therapy
 14. Postal Services – Mailing Services Excluding Major Processing, Except Major Processing and Distribution Centers
 15. Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
 16. Retail Sales – Limited to Art Galleries and Book Stores

17. Spectator Sports and Entertainment – Limited to Service Club and Membership Organizations, and Social and Fraternal Orders
18. Lodging - Limited to Bed and Breakfast Inns

D. PROPERTY DEVELOPMENT STANDARDS:

1. Minimum Lot Area - Three Thousand (3,000) Square Feet for Single-Family and Duplex Dwellings. Four Thousand-Five Hundred (4,500) Square Feet for Triplex Dwellings. Six Thousand (6,000) Square Feet for Quadplex Dwellings, Plus One Thousand (1,000) Square Feet for Each Additional Unit. Lots Intended for Common Wall Townhouse Residences Shall be no Less Than One Thousand-Five Hundred (1,500) Square Feet in Size per Unit.
2. Master Plan - For lots with existing areas of one half (½) acres or more, an approved Master Plan shall govern development patterns, and parcel sizes, along with subdivision, partitions and lot line adjustments. The Master Plan shall be used to maximize the long-term potential for residential development to achieve the density prescribed by the Comprehensive Plan. The approved Master Plan shall be filed with the County Clerk and all development proposed shall comply with the approved Master Plan, unless a new Master Plan is approved by the City.
3. Design Standards for Professional Uses:
 - a. Scale, bulk and building coverage: Multi-family and Non-residential uses shall have a similar building footprint square footage, wall height and peak height as the majority of permitted dwelling uses in the block.
 - b. Landscaping: Minimum landscaping area requirements for non-residential uses shall meet the area requirements as for residential uses in this Code.
4. Lot Size and Shape - See Chapter 5, Article 5.2.
5. Building Setbacks and Yards – See Chapter 5, Article 5.3.
6. Distance Between Buildings - See Chapter 5, Article 5.3.
7. Building Heights - See Chapter 5, Article 5.4.
8. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
9. Landscaping - See Chapter 5, Article 5.6.
10. Parking and Loading - See Chapter 5, Article 5.7.
11. Signs - See Chapter 5, Article 5.8.
12. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
13. New Business Permit – See Chapter 8, Article 8.2.
14. Temporary Use - See Chapter 8, Article 8.3.