



**ARTICLE 13      0-1 OFFICE BUILDING DISTRICT, ORP-1 OFFICE RESEARCH  
PARK DISTRICT, RP-1 RESEARCH PARK DISTRICT**

**13.01              0-1 OFFICE BUILDING DISTRICT**

**13.011            INTENT**

The purpose of this district is to provide an area for clean, inoffensive, business office and professional buildings.

**13.012            PERMITTED PRINCIPAL USES**

See Table 2, Schedule of Permitted Principal Uses.

**13.013            ACCESSORY USES**

Those uses and buildings customarily incidental to the Principal Uses Permitted in this district.

**13.014            CONDITIONAL USES**

See Table 2-A.

**13.015            YARD AND LOT REQUIREMENTS**

In the Office Building District, the following minimum yard and lot requirements shall apply.

1. Minimum Lot Size: The minimum lot size for this district shall be 43,000 square feet.
2. Minimum Lot Width: The minimum lot width for this district shall be 125 feet.
3. Front Yards: A minimum front yard of seventy (70) feet shall be provided.
4. Side Yards: No side yard is required if legal ingress and egress is permanently provided. If legal ingress and egress cannot be permanently provided, then one of the side yards must be a minimum of fifteen (15) feet in depth. Side yards voluntarily provided shall not be less than fifteen (15) feet in depth.
5. Rear Yards: A minimum rear yard of thirty (30) feet shall be provided. An additional one (1) foot of rear yard shall be provided for each two (2) feet of building height over twenty-five (25) feet.

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6. Side and rear yards abutting residential districts shall be subject to the requirements of Section 18.17.4.
7. All non-residential buildings in excess of 150 feet in length must have a twenty (20) foot clearance on three (3) sides for fire lanes. On high hazard buildings, a distance of no less than fifty (50) feet shall be between buildings. This area shall be reasonably level and solid enough to support fire equipment year round.
8. From the right-of-way line, there shall be a 10 foot deep landscaped area to be maintained in grass and plantings. No planting shall be higher than three (3) feet.
9. Land Occupancy: Structures shall not occupy more than thirty (30) percent of the land proposed for development.

**13.016 BUILDING HEIGHT REGULATIONS**

The building height in this district shall not exceed two and one half (2 1/2) stories or thirty-five (35) feet.

**13.017 ACCESSORY PARKING**

Spaces shall be provided as required in Section 18.16.

**13.018 OFF-STREET LOADING**

Spaces shall be provided as required in Section 18.15.

**13.019 SIGNS**

See Article 20 for size and location of permitted signs.

**13.0110 LANDSCAPING**

1. All yard areas not used for parking or ways for pedestrians or vehicles shall be maintained with grass and or shrubbery and trees so as to provide attractive green areas. This must be accomplished within six (6) months after issuance of zoning permit.
2. From the right-of-way line there shall be a ten (10) foot landscaped area to be maintained in grass/plantings. No shrubbery shall be higher than three (3) feet.
3. All landscaping shall be completed within six (6) months after the completion of the main building on the lot.

**13.0111 SCREENING**

See Section 18.17 for screening regulations for uses adjoining residential districts.

**13.0112 PLANNED UNIT DEVELOPMENT**

Proposed developments are encouraged to be developed under Article 17, Planned Unit Development Districts. If the proposed development deviates from the requirements of the O-1 Office Building District or the development proposes more than one primary structure, a planned unit development may be proposed.

**13.02 ORP- OFFICE RESEARCH PARK DISTRICT**

**13.021 INTENT**

The purpose of this district is to provide an area where certain office and professional uses can coexist with research and development type facilities. This includes office and professional services that generally do not generate a large amount of walk-in customers, and laboratories, engineering offices, prototype fabrication capabilities, test facilities, etc., arranged in a campus or park type setting with large open spaces to provide an environment for scientific and engineering personnel working on technical projects. A small amount of related production is permitted.

**13.022 PERMITTED PRINCIPAL USES**

1. See Table 2-A.
2. A maximum of 15% of the gross floor area of the principal building on a lot may be used for related light manufacturing.

**13.023 ACCESSORY USES**

Those uses and structures customarily incidental to the Principal Uses permitted in this district.

**13.024 CONDITIONAL USES**

See Table 2-A.

**13.03 RP-I RESEARCH PARK DISTRICT**

**13.031 INTENT**

The purpose of this district is to provide an area dedicated to research and development type facilities. This includes laboratories, engineering offices, prototype fabrication capabilities, test facilities, etc. arranged in a campus or park type setting with large open spaces to provide an environment for scientific and engineering personnel working on technical projects. A larger amount of related manufacturing is permitted than is in the ORP-1 district.

**13.032 PERMITTED PRINCIPAL USES**

1. See Table 2-A.
2. A maximum of 60% of the gross floor area of the principal building on a lot may be dedicated to related light manufacturing.

**13.033 ACCESSORY USES**

Those uses and structures customarily incidental to the Principal Uses permitted in this district.

**13.034 CONDITIONAL USES**

See Table 2-A.

**THE FOLLOWING SECTIONS OF THIS ARTICLE APPLY TO, OFFICE RESEARCH PARK DISTRICT AND RP-I, RESEARCH PARK DISTRICT.**

**13.04 YARD REQUIREMENTS AND LOT SIZES**

1. Front Yards:
  - (a) The front yard shall be a minimum of fifty (50) feet if parking is not permitted in the front yard of the building or a minimum of seventy (70) feet if parking is allowed in the front yard of the building. The required building setback shall be from the existing right-of-way or any proposed right-of-way where there is not established right-of-way. All buildings shall be set back at least ninety-five (95) feet from the centerline of the roadway or seventy-five (75) feet if no parking is allowed in the front yard.
  - (b) If the location of the development is across the street from any "R" District, the nearest fifty (50) feet to the right-of-way within the development shall be maintained in landscaping and no off-street parking shall be permitted in such areas.

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### 2. Side Yards:

- (a) A minimum of twenty (20) feet on each side of the building shall be provided as side yards. This area shall be reasonably level and solid enough to support fire equipment year round.
- (b) If the location of the development site is adjacent to or contiguous with a District zoned R-1, the adjacent 200 feet of the development shall be developed as though it were R-1 and the lot sizes shall be the same as permitted in the adjacent zoned R District; or no non-residential uses (including buildings and/or parking lots) shall be constructed or permitted within 330 feet of the existing R District and screening as specified in Section 18.17 shall be required except that the non-residential uses shall not be located nor conducted closer than 330 feet.
- (c) If the location of the development site is adjacent to or contiguous with a district zoned R-2, the adjacent 160 feet shall be developed as though it were R-1 or R-2 and the lot sizes shall be the same as permitted in the adjacent zoned R Districts; or no non-residential uses (including buildings and/or parking lots) shall be constructed or permitted within 250 feet of the existing R District and screening as specified in Section 18.17 shall be required except that the non-residential uses shall not be located nor conducted closer than 250 feet.
- (d) If the location of the development site is adjacent to or contiguous with a District zoned R-3 or R-4, the adjacent 160 feet of the development may be developed as though it were R-2, R-3, R-4 or any Office Building District.

### 3. Rear Yards:

- (a) A minimum of forty (40) feet of rear yard shall be required.
- (b) If the development site is adjacent to or contiguous to an R District, the requirements of Section 13.04 (2) b, c, and d apply.

### 4. Lot Size: The minimum lot size shall be 43,000 square feet. The minimum lot width for this district shall be 125 feet.

### 5. Land Occupancy: The structures shall not occupy more than thirty-five (35) percent of the land proposed for development, excluding public streets and existing right-of-way or any proposed right-of-way where there is not established right-of-way.

**13.05 BUILDING HEIGHT REGULATIONS**

The building height in this district shall not exceed three and one half (3 1/2) stories or forty-five (45) feet. Exception to this height limitation requires site plan approval by the Board of Zoning Appeals but in no case shall height exceed five (5) stories or seventy (70) feet. For each story of a building over three and one-half stories, ten feet shall be added to the side yard on both sides, per story.

**13.06 PARKING**

- (a) The number of parking spaces required shall be as specified in Section 18.16 or the specific needs of the user, whichever is greater.
- (b) No on-street parking shall be credited to the number of spaces required.
- (c) Parking and driveway areas located between the building and the street shall be paved and also guttered with concrete at all perimeters.
- (d) Frontal parking areas shall provide for the planting of one tree (minimum size two and one half (2 1/2) inches in diameter) for every fifteen (15) parking spaces. Each tree shall be planted in a separate minimum nine (9) foot by twenty (20) foot island and protected by curbing at the perimeter. An equivalent number of existing trees may be substituted for this requirement. All landscaping shall be approved by the Zoning Enforcement Officer.
- (e) Parking area shall be set back a minimum of ten (10) feet from all property lines in the front yard.

**13.07 OFF-STREET LOADING**

- 1. Off-street loading provisions shall be provided in accordance with the requirements delineated in Section 18.15 of the Zoning Resolution.
- 2. No loading areas shall be permitted to face or front on any street. All such loading docks and doors shall be screened from public view by appropriate plantings or screening which is compatible with the building design and materials.
- 3. In case of conflict between the requirements delineated in this Article and Section 18.15, the requirements of this Article apply.

**13.08 OUTSIDE STORAGE AND WASTE DISPOSAL**

1. Outdoor storage shall be governed by Section 18.10 of the Zoning Resolution with the exception and/or addition that storage of articles, goods and or materials shall be limited to the rear yard of structure.
2. Outdoor storage of refuse and waste shall be governed by Section 18.10 of the Zoning Resolution with the exceptions and/or additions specified herein
  - (a) All outside storage of refuse and waste shall be stored in closed containers.
  - (b) The storage area and the containers shall be screened from public view by planting or opaque fencing not less than six (6) feet in height.
3. In case of conflict between this Article and Section 18.10 the requirements of this Article apply.

**13.09 STREETS AND ACCESS ROADS**

1. All streets within the Research Park District/Office Research Park District shall be located as specified in the Thoroughfare Plan. In the event the streets are not located on the Thoroughfare Plan, the developer shall propose the location for the streets and submit the street layout to the Planning Commission for approval during the subdivision review procedure.
2. The design and construction requirements for the streets, access roads and parking area shall comply with the requirements as established in the Subdivision Regulations.
3. Access to the parking areas and to the loading areas shall be as specified in Article 18.16 of the Zoning Resolution with the following exceptions and/or additions:
  - (a) No access street to the parking areas or loading areas shall be permitted within fifty (50) feet of a local or collector street intersection or within one hundred twenty (120) feet of an arterial street as measured from the intersection of the closest right-of-way lines.
  - (b) The width of access roads, aisles and driveways shall be as specified in Section 18.16 of the Zoning Resolution.

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- (c) The maximum width of access roads at the curb cut shall be thirty (30) feet.

**13.10 LANDSCAPING**

- 1. All yard areas not used for parking, loading or ways for pedestrians or vehicles shall be maintained with grass and/or shrubbery and trees so as to provide attractive green areas. This must be accomplished within six (6) months after issuance of zoning permit.
- 2. From the right-of-way line there shall be a ten (10) foot landscaped area maintained in grass and/or plantings. No shrubbery shall be higher than three (3) feet.
- 3. All landscaping shall be completed within six (6) months after the completion of the main building on the lot.

**13.11 SCREENING**

See Section 18.17 for screening regulations.

**13.12 SIGNS AND OUTDOOR ADVERTISING**

All signage shall comply with Article 20 of the Zoning Resolution with the following exceptions and/or additions:

- (a) Free Standing Signs except as otherwise authorized in this Section, Projecting Signs, Canopy and Marquee Signs, Awning Signs and Sloping Roof Signs are not permitted in the Research Park District/Office Research Park District.
- (b) Ground Signs are permitted in the Research Park District/Office Research Park District under the following conditions:
  - (i) One on-premise ground sign with one (1) or two (2) faces is permitted for each premise having frontage on a public right-of-way (excluding alleys and service ways). The signage area shall not exceed twenty-four (24) square feet per side.
  - (ii) Ground Signs shall be designed to be viewed from the public right-of-way they front upon.
  - (iii) Minimum Setback:
    - (a) Ground Signs located within one hundred (100) feet of the nearest boundary of any premise zoned residential on the same

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public right-of-way must be set back the same distance as the setback for the adjoining residential property.

- (b) Ground Signs within a Research Park District/Office Research Park District must be set back a minimum of ten (10) feet from the public right-of-way.
  - (iv) One Ground Sign, either one or two faced, shall be permitted for two or more combined permitted business uses on the same premise and shall not exceed thirty-six (36) square feet.
  - (v) The maximum height of the Ground Sign above the nominal ground level shall be four (4) feet.
2. Wall signs and Ground Signs are considered the preferred method of identification of the business.
  3. One Free Standing Sign or Ground Sign which identifies an entire Research Park District/Office Research Park District shall be permitted at each major arterial serving the park.
    - (a) The sign area shall not exceed fifty (50) square feet per side and maximum of 100 square feet total of all sides and shall not be elevated more than fifteen (15) feet above the finished ground elevation where said sign is located.
    - (b) The minimum sign set back from the major arterial servicing the Research Park District/Office Research Park District shall not be less than twenty (20) feet.

### 13.13

#### DEVELOPMENT STANDARDS

##### 1. Utilities

- (a) Underground utilities including telephone and electric systems are required within both the Research Park District and the Office Research Park District.
  - (i) Any elevated high voltage electrical utilities shall be permitted only along the boundaries of the Research Park District/Office Research Park District and within the approved utility easements.
  - (ii) At no time shall any of the afore referenced utilities front any street within the Research Park District/Office Research Park District.

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(b) The minimum width of the easement shall be fifteen (15) feet.

### 2. Drainage

(a) The storm water drainage system developed for the Research Park District/Office Research Park District may be proposed by the developer in compliance with the Erosion Control and Sediment Abatement Ordinance and in compliance with the Stormwater Management Plan and approved by the Planning Commission as part of the zoning process; or

(b) The erosion control plan shall be reviewed and approved during subdivision review if it is part of a submitted subdivision plan.

### 3. Outdoor Illumination

(a) No person, firm or corporation shall erect, maintain or cause to be erected or maintained on site any illuminated sign or other lighting which causes glare, light or reflection of light upon adjacent residential premises or upon the street.

(b) All illuminated signs and other outdoor lighting shall be designed, placed, shielded or arranged so as not to cause a glare, light or reflection of light upon adjacent residential premises or upon the street.

(c) For the purposes of this article, a violation shall be deemed to exist if illumination at or beyond the boundary of any adjacent residential premises or street is in excess of 0.1 foot-candles when measured in both the horizontal and vertical planes at any one point along the property line: vertical foot-candles may be measured to heights of sixteen (16) feet above the ground surface, if visible to adjacent properties. A point by point computer printout by the fixture manufacturer is an acceptable measurement if it meets the above criteria for illumination by the Zoning Enforcement Officer.

4. The requirements of Article 18 apply. In case of conflict between this Article and Article 18, this Article shall apply.

## 13.14

### **PLANNED UNIT DEVELOPMENT REQUIREMENTS**

All ORP-I and RP-I District developments may be developed under Planned Unit Development procedures in accordance with Article 17 of the Zoning Resolution.

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**SCHEDULE OF PERMITTED PRINCIPAL USES**

\*TABLE 2-A

	<u>O-1</u>	<u>ORP-1</u>	<u>RP-1</u>
Artist, Sculptor & Composer Studios	X		
Dental Services	X		
Dental Laboratory Services	X		
Heliport Landing Areas Accessory to Permitted Uses			C
Medical Clinics - out patient services	X		
Medical Laboratory Services	X	X	X
Medical Research Laboratories		X	X
Newspaper, Magazine and Book Stores Retail	X		
Nursery Schools	C		
Offices:			
Accounting, Auditing, and Bookkeeping Services	X	X	X
Advertising Services	X	X	X
Audio and Visual Communication Services and Banking Services	X	X	X
Business Associates, Civic, Social & Fraternal Associations meeting rooms	X	X	X
Civic, Social, & Fraternal Association offices only	X		
Commodity Brokers and Security	X	X	C
Computer Services of Data Processing Facilities	X	X	X
Conference Center Services		X	X

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Offices (continued)

	<u>O-1</u>	<u>ORP-1</u>	<u>RP-1</u>
Corporate Insurance Carriers, Home or Regional Offices, excluding drive-in claims service		X	X
Credit Reporting, Adjustment & Collection Services	X	X	
Detective & Protective Services	X		
Duplicating, Mailing Services	X	X	X
Educational & Scientific Research Services	X	X	X
Employment Services	X	X	X
Engineering & Architectural Services	X	X	X
Engineering Research, Prototype Development facilities, and related accessory manufacturing		X	X
Executive, Administrative and similar enterprises	X	X	X
Financial Holding & Investment Services	X	X	X
Insurance Carriers, Agent Broker & Services	X		
Labor Unions & similar Labor Organizations (excluding hiring halls)	X		
Legal Services	X	X	
Professional & Membership Organizations	X		
Professional Services	X	X	
Real Estate & Development Management related services	X	X	X
Stenographic, Clerical and Answering Services	X	X	X
Office Supply Stores	X		

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	<u>O-1</u>	<u>ORP-1</u>	<u>RP-1</u>
Optical Services and Sales	X		
Physician Services	X		
Public Buildings including Community Center Buildings and Libraries	X		
Research & Engineering Laboratories		X	X
Restaurants - inside service only	X	C	C
Schools			
Business, Stenographic, Correspondence and Typing	C		
Technical Training Schools	C	C	C
Security Guards, live on premises	C	C	C
Travel Bureaus & Ticket Sales	X	X	X
Veterinary Clinic or Kennels, Animal Hospitals provided that all animals are housed in buildings or enclosures which are at least five hundred (500) feet from any "R" District	C		
Welfare and Charitable Services	C		
Other Professional Services - not elsewhere classified	X	C	C

**X - Permitted uses**

**C - Conditional uses**

**NOTE: In case of conflict between Table 2 and this Table, this Table shall govern.**