

## **1003.141 "C-6" Office and Research Service District Regulations.**

### **1. Scope of Provisions.**

This section contains the district regulations of the "C-6" Office and Research Service District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this section by reference. The "C-6" Office and Research Service District encompasses areas strategically located and related to various supplementary facilities, clientele, and communication systems as to provide suitable sites for certain types of office and research organizations.

### **2. Permitted Land Uses and Developments.**

The following land uses and developments are permitted in this District:

- (1) Adult day care centers and child care centers. (O.No. 21012 - Adopted 7/17/02).
- (2) Bookstores.
- (3) Broadcasting studios for radio and television.
- (4) Business and professional services wholly accessory to office operations and activities.
- (5) Colleges and universities.
- (6) Employee dining facilities for the specific use of a designated office or research building or group of office or research buildings under the same ownership or management.
- (7) Libraries.
- (8) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
  - (a) adequately screened with landscaping, fencing or walls, or any combination thereof, or
  - (b) placed underground, or
  - (c) enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

- (9) Medical and dental offices.
- (10) Nursery schools and day nurseries.
- (11) Offices or office buildings. No more than ten (10) percent of the gross floor area of a building may be used for retail and personal services.
- (12) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (13) Police, fire, and postal stations.
- (14) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith. No retail or wholesale sales shall be made from these facilities or laboratories.
- (15) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- (16) Telecommunication towers up to one hundred (100) feet in height and telecommunication towers co-used or disguised support structures of one hundred twenty (120) feet in height or less. (O. No. 18420 - Adopted 3/20/97).

### **3. Conditional Land Use and Development Permits issued by the Commission.**

The following land uses and developments may be permitted under conditions and requirements specified in Section 1003.181 Conditional Use Permits:

- (1) All Permitted Land Uses and Developments set forth in Subsection 2 of this section which exceed three (3) stories or forty-five (45) feet in height, whichever is less, including rooftop mechanical equipment attached to a structure.
- (2) Hospitals.
- (3) Sewage treatment facilities, not including individual sewage treatment facilities permitted as an accessory use.
- (4) Structures containing offices with affiliated dwelling units, wherein occupancy of the dwelling units shall be limited to the owners, managers, or employees of the office use or uses and their respective families. A minimum of 800 square feet of contiguous open space per dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling units, shall be provided on the premises for the exclusive use of the occupants of such dwelling units.
- (5) Public utility facilities.
- (6) Telecommunication towers up to 200 feet in height. (O. No. 18420 - Adopted 3/20/97).

#### **4. Accessory Land Uses and Developments.**

Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use, and serves only to further the successful utilization of the primary use. Accessory uses include the following:

- (1) Cafeterias for employees and guests only.
- (2) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (3) Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted or conditional use or uses.
- (4) Individual sewage treatment facilities serving an individual building or use, as approved by the appropriate regulatory agency. The sewage treatment facility shall not exceed 5,000 gallons per day flow.
- (5) Signs (business, directional, and information).

#### **5. Performance Standards.**

All uses in the "C-6" Office and Research Service District shall operate in conformity with the appropriate performance standards contained in Section 1003.163 Zoning Performance Standard Regulations.

#### **6. Height Limitations for Structures.**

Other than telecommunication towers, the maximum height of structures in this district shall be as follows: (O. No. 18420 - Adopted 3/20/97).

- (1) Unless otherwise restricted by application of regulations in Section 1003.161 Air Navigation Space Regulations, the total height of any structure, including rooftop mechanical equipment attached to such structure, shall not exceed three (3) stories or forty-five (45) feet in height, whichever is less, above the average finished ground elevation at the perimeter of such structure unless authorized by Conditional Use Permit.
- (2) Total height of any structure authorized by Conditional Use Permit shall be authorized by specific conditions of the permit; except that the height of structures may be further restricted as provided in Section 1003.161 Air Navigation Space Regulations.

## **7. Lot Area Requirements and Development Limitations.**

### **(1) Minimum Lot Area Requirements.**

- (a) Colleges and universities shall be situated on tracts of land at least five (5) acres in area.
- (b) Hospitals shall be situated on tracts of land at least five (5) acres in area.
- (c) A tract of land of at least 12,000 square feet in area shall be provided for each other separate land use or building permitted in this District other than permitted signs.
- (d) Any lot or tract of record on the effective date of this Ordinance, which contains less area than herein specified, may be used as a site for only one (1) use listed in Subsection 2 together with related parking areas and Accessory Uses and Developments.

### **(2) Development Limitation.**

Not more than one (1) dwelling unit per each 12,000 square feet of lot area shall be permitted in structures containing offices with affiliated dwelling units.

## **8. Minimum Yard Requirements.**

### **(1) Front Yard: General.**

No structure is allowed within fifteen (15) feet of any roadway right-of-way line.

### **(2) Front Yard: Specific Regulations and Exceptions.**

- (a) Notwithstanding any other provision of this Chapter, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
- (b) Boundary walls or fences, six (6) feet in height or less, are allowed within the minimum front yard setback.
- (c) Permitted information signs, six (6) feet in height or less, are allowed within the minimum front yard setback.
- (d) Permitted directional signs, three (3) feet in height or less, are allowed within the minimum front yard setback.
- (e) Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning.

### **(3) Side and Rear Yards: General.**

No structure is allowed within fifteen (15) feet of a property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.

### **(4) Side and Rear Yards: Specific Regulations and Exceptions.**

- (a) Any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District, other than a public utility tower authorized by a Conditional Use Permit, must be setback from such property line an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
- (b) Boundary walls or fences, six (6) feet in height or less, are permitted within the minimum side and rear yard setbacks required from property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.
- (c) Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.

- (5) Notwithstanding any other provisions of this Chapter, telecommunication towers shall not be closer to a "PS" Park and Scenic District, "NU" Non-Urban District or "R" Residence District property than a distance equivalent to the height of the proposed telecommunication tower. A greater setback may be required by the conditions of a Conditional Use Permit. (O. No. 18420 - Adopted 3/20/97).

**9. Off-Street Parking and Loading Requirements.**

Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 Off-Street Parking and Loading Requirements.

**10. Sign Regulations.**

Sign regulations are set forth in Section 1003.168 Sign Regulations.