

CHAPTER 1133
Professional, Research and Office District

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CROSS REFERENCES

- Lot of record defined - see P. & Z. 1101.30
- Rules for interpretation of district boundaries - see P. & Z. 1113.06
- Conformance with district regulations - see P. & Z. 1115.02
- Off-street parking and loading - see P. & Z. Ch. 1157, 1159
- Yards, projections and height exceptions - see P. & Z. Ch. 1161

1133.01 PURPOSE.

The purpose of this chapter is to provide a location for structures which will be limited solely to office and/or laboratory type functions. The design of the structures, setbacks and screening, together with the restricted nature of permitted activities, will generally tend to make the P-R-O District compatible with R-3 and R-4 Districts and all B Districts. (Ord. 6-77. Passed 2-7-77.)

1133.02 LOCATION.

The P-R-O District shall be located on, and served by, at least one arterial street or road. No lot on the interior of a residential subdivision may carry this zoning. (Ord. 6-77. Passed 2-7-77.)

1133.03 PERFORMANCE STANDARDS.

The following rules shall apply to all uses in this District:

- (a) All uses and activities shall be inside the structure, with no outside storage or activity permitted.
- (b) No office or facility shall remain open to the public later than 10:00 p.m. local time.
- (c) There shall be no noise carrying beyond a lot upon which the structure is located, except for normal automobile and pedestrian activity.
- (d) No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.

- (e) Drainage or other waters from roof areas, driveways, parking lots and other sectors of the lot or project may not be permitted to flow onto or accumulate on any adjoining lot or property.
- (f) All distribution wires and cables, including electrical distribution and telephone and cablevision wires and cables, and cables used for exterior lighting and signs, shall be installed underground.
- (g) All waste storage and disposal facilities shall be maintained in an orderly and sanitary manner at all times, and shall be screened from general view.
(Ord. 6-77. Passed 2-7-77.)

1133.04 LOT REQUIREMENTS.

Lot size	24,000 square feet
Lot width	120 feet

(Ord. 6-77. Passed 2-7-77.)

1133.05 LOT OF RECORD.

A lot of record at the time of adoption of this Zoning Ordinance which does not meet the minimum lot area and/or width requirements may be occupied by a permitted use, provided that yard and other requirements of this Zoning Ordinance are met, and provided that the owner does not own any adjoining land at the time of passage of this Zoning Ordinance.
(Ord. 6-77. Passed 2-7-77.)

1133.06 YARD REQUIREMENTS.

Front yard	30 feet*
Side yard	10 feet**
Rear yard	20 feet***

* See Chapter 1161 for special requirements for required front yards and building projections.

** A side yard abutting a residential lot shall be not less than twenty-five feet in width.

*** When the rear lot line abuts a residential lot, the rear-most part of the building shall not be located nearer than forty feet from the rear lot line.

(Ord. 6-77. Passed 2-7-77.)

1133.07 MAXIMUM HEIGHT.

No building shall be erected or enlarged to exceed thirty-five feet in height. (See Chapter 1161 for general height exceptions.)

(Ord. 6-77. Passed 2-7-77.)

1133.08 OFF-STREET PARKING AND LOADING.

All off-street parking areas in this District shall be either on the sides or to the rear of the main building. Otherwise, off-street parking and loading shall be provided as required in Chapters 1157 and 1159 respectively. The off-street parking areas in this District required by Chapter 1157 to be screened, and the off-street loading berths in this District required by Chapter 1159 to be screened shall, in addition to the requirements for a screen as defined in Section 1101.37, be screened in accordance with screening as defined in Section 1133.10 and should Section 1133.10 conflict with Sections 1157.14, 1159.03 or 1101.37 in any respect, the more restrictive provision or provisions of such conflicting sections shall control.

(Ord. 6-77. Passed 2-7-77.)

1133.09 PERMITTED USES.

Uses permitted in the Professional-Research-Office District are restricted to the following:

- (a) Professional activities including medical, dental, optical, accounting, law, architectural and engineering (office only).
- (b) Commercial offices, including administrative and sales offices. However, tangible merchandise may not be offered for sale on the premises.
- (c) Banking facilities.
- (d) Laboratories and research facilities not involved with mechanical testing, or requiring animals other than mice, guinea pigs or rabbits.
- (e) Electronic computing facilities.
- (f) Medical pharmacy limited to medical type merchandise only.
- (g) Coffee shop primarily serving building tenants and their clients.
(Ord. 6-77. Passed 2-7-77.)

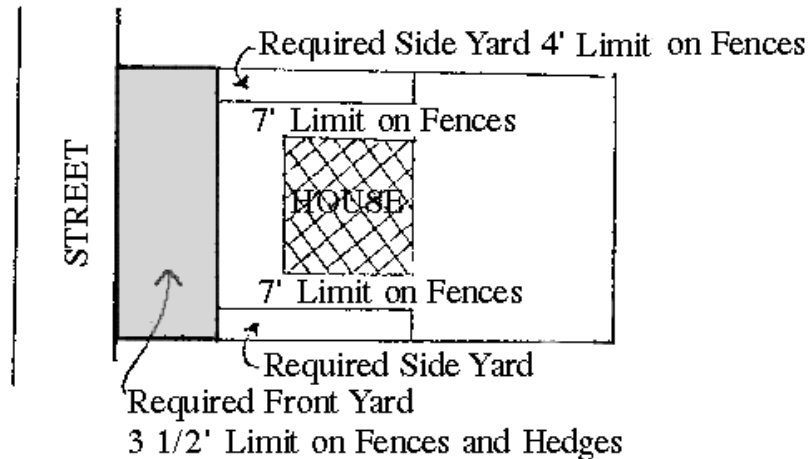
1133.10 SCREENING.

All side and rear yards in this District abutting residentially zoned land shall be screened therefrom and shall be required to have effective screening suitable for the purpose intended and as required in this section. Such screening shall be esthetically attractive, compatible with the surrounding "R" properties, and have year-round screening value. Deciduous trees and shrubs are not acceptable for screening purposes. Acceptable for such screening purposes are plantings of spruce, pine, fir or hemlock in sizes sufficient to provide effective screening at the time of planting. Arborvitae (thuja) is not acceptable for permanent screen planting. Plantings shall be so arranged as to provide both effective screening immediately, and yet provide adequate space for development at maturity. Where plant material is used, a growing strip at least six feet in width, measured perpendicular to the lot line, shall be provided. The surface of the growing strip may not be paved or covered over with any material impervious to the free passage of either air or water. Also acceptable for screening purposes are walls or fences constructed of wood products, brick, stone or precast concrete shapes other than blocks.
(Ord. 6-77. Passed 2-7-77.)

1133.11 FENCES AND HEDGES.

- (a) Fences or hedges may not exceed three and one-half feet in height in the required front yard.
- (b) Fences may not exceed four feet in height in the required side yard adjacent to the main building and projected to the required front yard.
- (c) Fences may not exceed seven feet in height in any other location on a lot. (See Diagram A for illustration.)
- (d) In any Professional-Research-Office District no fence, structure or planting shall be built or maintained in such a manner that visibility is obstructed from intersecting streets within eighty feet in each direction from the intersection of the street centerlines.

DIAGRAM A
Height Limits on Fences and Hedges



(Ord. 6-77. Passed 2-7-77.)

1133.12 SIGNS.

No sign may be erected and/or displayed in a P-R-O District unless it conforms to the following criteria:

- (a) One permanent identification sign may be erected for each building. The sign may be attached to a vertical surface of the building, to a horizontal canopy or may be free-standing.
- (b) A wall sign shall not project outwardly more than two feet, measured from the main wall of the building. A wall sign shall not project above the principal roof of the building.
- (c) Free-standing signs shall not exceed thirty feet in height.
- (d) Free-standing signs shall be located not less than twenty-five feet from any street right-of-way line.
- (e) Free-standing signs shall be located not closer than fifty feet to an adjoining lot line. If the adjoining lot is included in any "R" District, the sign may not be located nearer than sixty feet to such lot line.
- (f) The maximum area of any face of the identification sign shall not exceed forty square feet.
- (g) All signs may be illuminated internally or by reflected light provided that the source of light is not directly visible and is so arranged as to reflect away from the adjoining premises. The illumination shall be so placed as not to cause confusion or hazard to traffic, or conflict with traffic control signs or lights.
- (h) No illumination involving movement or causing the illusion of movement by reason of the lighting arrangement shall be permitted.
- (i) The use of flashing lights or on-off type illumination is prohibited.
- (j) One temporary sign not exceeding thirty-two square feet in area for each face, and advertising the sale, rental or lease of the premises on which the sign is located shall be permitted pursuant to the same restrictions set forth for permanent signs.
- (k) Traffic control signs are permitted as needed.

(Ord. 6-77. Passed 2-7-77.)