

CHAPTER 1133
Professional, Research and Office District

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CROSS REFERENCES

Lot of record defined - see P. & Z. 1101.61
 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-0 District compatible with R-3 and R-4 Districts and all B Districts.

1133.02 LOCATION.

The boundary of the P-R-O District is illustrated on the Official Zoning Map and is located on, and served by, at least one arterial street or road.

1133.03 PERFORMANCE STANDARDS.

- (a) The following rules shall apply to all uses in this District:
- (b) All uses and activities shall be inside the structure, with no outside storage or activity permitted.
- (c) No office or facility shall remain open to the public later than 10:00 p.m., or open before 5:00 a.m., local time.
- (d) There shall be no noise carrying beyond a lot upon which the structure is located, except for normal automobile and pedestrian activity.

1133.04 LOT REQUIREMENTS.

- (a) Lot size 24, 000 square feet
- (b) Lot width 120 feet

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.

1133.06 YARD REQUIREMENTS.

- (a) Front yard 30 feet*
- (b) Side yard 10 feet**
- (c) 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.

1133.07 MAXIMUM HEIGHT.

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

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.

1133.09 PERMITTED USES.

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

- (a) Accessory uses, provided that no accessory buildings shall be located in any required yard.
- (b) Coffee shop primarily serving building tenants and their clients.
- (c) Commercial offices, including administrative and sales offices. However, tangible merchandise may not be offered for sale on the premises.
- (d) Copy or Business Center
- (e) Design and development of computer hardware and software, data communications, information technology, data processing, and other computer-related services.
- (f) Educational facilities, college/university
- (g) Educational facilities, elementary high school
- (h) Educational facilities, high school
- (i) Educational facilities, junior high school

- (j) Educational facilities, nursery school or preschool
- (k) Educational facilities, vocational or trade school
- (l) Electronic computing facilities.
- (m) Laboratories and research facilities not involved with mechanical testing, or requiring animals other than mice, guinea pigs or rabbits.
- (n) Life science technology and medical laboratories, including but not limited to biomedical engineering, materials engineering, biotechnology, genomics, proteomics, molecular and chemical ecology.
- (o) Limited light manufacturing of prototypes and related research & development, where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building and no outside storage of raw material or finished products are involved.
- (p) Medical pharmacy limited to medical type merchandise only.
- (q) Offices and activities of an office nature including banks, doctors' and dentists' offices and clinics and other professional and business offices.
- (r) Parks, playgrounds and community buildings owned or operated by public agencies.
- (s) Research, design, engineering, testing, diagnostics and pilot or experimental product development, including but not limited to medical device and alternative energy technologies.
- (t) Special uses, as indicated in Chapter 1153.
- (u) Utility facilities necessary for local service to the adjacent area

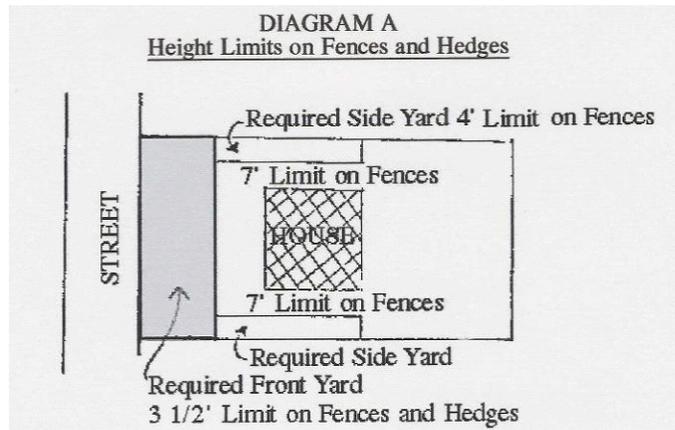
1133.10 SCREENING.

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.

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.



1133.12 SIGNS.

Signs must conform to requirements defined in Chapter 1166 (Sign Regulations.)