

1125.10 C-4 OFFICE, LABORATORY, AND RESEARCH DISTRICT.

The Office, laboratory, and Research District is intended to provide for a compatible mix of office and training facilities in a campus style development.

- (a) Permitted Uses. Within the C-4 Office, Laboratory, and Research District, a structure or premises may be erected or used only for the following purposes:
- (1) Adult day care centers.
 - (2) Banks, savings and loans, and financial institutions.
 - (3) Businesses and facilities engaged in research activities.
 - (4) Business support services establishment.
 - (5) Child day care centers.
 - (6) Corporate retreat center or training facility.
 - (7) Data processing centers.
 - (8) Facilities for training personnel engaged in electronic equipment servicing, electronic equipment servicing and furnishing telephone company supplies.
 - (9) Manufacturing or assembling or repairing of electrical and electronic products, components, and equipment.
 - (10) Meeting hall.
 - (11) Motels for extended stay.
 - (12) Offices for administrative and executive use for personnel engaged in general administrative, supervisory, purchasing, accounting and other functions related to office operations.
 - (13) Offices for professional services, trades, or businesses.
 - (14) Public structures not otherwise defined and regulated by this code or parking areas erected, leased or used by any department of a municipal, county, state or federal government. However, no outdoor storage of equipment or materials is permitted.
 - (15) Research, engineering, testing and laboratories.
 - (16) School: primary, intermediate and secondary; both public and private including Educational Institution.
 - (17) Hospitals and clinics.
 - (18) Independent Living Facility
 - (19) Assisted Living Facility
 - (20) Accessory structures and uses.
 - (21) Dwellings: Multiple-family dwellings (see 1125.10 (g))
- (b) Conditional Uses. Refer to Chapter 1134 (Conditional Use Regulations) for the process of obtaining a conditional use permit. The following conditional uses may be approved, provided they meet the general standards found in Section 1134.03 (General Standards for Conditional Uses) and any listed specific conditions in Section 1134.08 (Supplemental Requirements for Specified Conditional Uses):
- (1) Bus shelters.
 - (2) Electric and telephone towers.
 - (3) Gas regulator and meter stations.
 - (4) Parking Areas: Extension of parking into contiguous zoning district parking areas.
 - (5) Parking Areas: Joint use of an off-street parking area.
 - (6) Public utility control facilities or structures.
 - (7) Indoor commercial recreational facilities.
 - (8) Towers and transmitting equipment for radio and television substations.
 - (9) Vending machines in an outdoor location.

- (c) Lot Size and Yard Area Requirements. Minimum floor area requirements as set forth in Section 1125.14 shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the C-4 Office, Laboratory, and Research District.
- (d) Minimum and Maximum Floor Area Requirements and Bulk Regulations. Minimum floor area requirements and bulk regulations as set forth in Section 1125.14 shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the C-4 Office, Laboratory, and Research District.
- (e) Off-Street Parking, Loading and Storage Regulations. Off-street parking, loading and storage regulations as set forth in Chapter 1141 shall apply to all uses established within the C-4 Office, Laboratory, and Research District.
- (f) Signs Permitted. Signs shall be permitted in the C-4 Office, Laboratory, and Research District in accordance with Chapter 1143.
- (g) Multiple-family dwellings. A multiple-family dwelling constructed in a C-4 zoning district must meet the same requirements as a multiple-family dwelling unit constructed in an R-4 zoning district including all requirements for multiple-family dwellings contained in **Chapters 1135, 1136, 1141, and 1145.** Building and site design, materials and landscaping must be compatible with surrounding structures and area and shall be approved at the discretion of the Zoning Administrator (or designee). Building must be a minimum of four (4) stories. First floor finished ceiling height must be a minimum of twelve (12) feet and minimum nine (9) foot finished ceiling height in each story above the first. The preference is for commercial use of the first floor and residential use above the first floor. Dwellings may be on the first floor but first floor construction must allow for easy conversion to accommodate the occupancy of other C-4 permitted uses. Any first floor occupancy other than residential must be compatible with the residential use of the building and shall be approved at the discretion of the Zoning Administrator (or designee).