

CHAPTER 1254  
Office/Research District

1254.01 Purpose.	1254.04 Off-street parking and loading.
1254.02 Principally permitted uses.	1254.05 Area, yard and height requirements.
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CROSS REFERENCES

Municipal zoning - see Ohio R.C. 713.06 et seq.  
 General provisions and definitions - see P. & Z. Ch. 1240  
 Administration, enforcement and penalty - see P. & Z. Ch. 1242  
 Districts generally and Zoning Map - see P. & Z. Ch. 1244  
 Nonconforming structures, uses and lots - see P. & Z. Ch. 1266  
 Off-street parking and loading - see P. & Z. Ch. 1268  
 Conditional uses - see P. & Z. Ch. 1272  
 Supplementary regulations - see P. & Z. Ch. 1278

**1254.01 PURPOSE.**

The Office/Research District is designed to accommodate professional buildings that house office and research space. Because of the proximity of residential structures, this District must limit use of such professional buildings to purposes not producing objectionable off-premises byproducts.  
 (Ord. 81-11. Passed 7-6-81.)

**1254.02 PRINCIPALLY PERMITTED USES.**

The following uses shall be permitted in an Office-Research District:

- (a) Research, development and testing activities relating to such fields as chemicals, pharmaceuticals, medicine, electricity, transportation and engineering, provided that all research, development and testing shall be carried on within entirely enclosed buildings, and no noise, smoke, glare, vibration or odor shall be detected outside of said buildings;
- (b) Institutional offices of a governmental, charitable, philanthropic, religious or educational nature, provided that this use does not include meeting or assembly hall facilities totaling more than thirty percent of the usable floor area of any building;

- (c) Office businesses accommodating such occupations as administrative, executive, professional, accounting, writing, clerical, stenographic, drafting or similar occupations;
- (d) Other office or research facilities which the Zoning Administrator determines to be of the same type as those listed above.  
(Ord. 81-11. Passed 7-6-81.)

#### **1254.03 CONDITIONALLY PERMITTED USES.**

Residential uses principally and conditionally allowed in a Residence "B" District, and subject to the same conditions, shall be conditionally permitted in an Office/Research District subject to the provisions of Chapter 1272.  
(Ord. 81-11. Passed 7-6-81.)

#### **1254.04 OFF-STREET PARKING AND LOADING.**

Every principally or conditionally permitted use shall meet the off-street parking and loading requirements specified in Chapter 1268.  
(Ord. 81-11. Passed 7-6-81.)

#### **1254.05 AREA, YARD AND HEIGHT REQUIREMENTS.**

The following minimum requirements shall be observed in an Office-Research District:

- (a) Height. No structure shall exceed forty feet in height. Lot Area.  
The minimum lot area shall be 7,500 net square feet, or as applicable, in accordance with Chapter 1250 for residential uses.
- (b) Lot Frontage. The minimum lot frontage shall be sixty feet.
- (c) Front Yard Depth. The front yard depth for all structures shall be not less than thirty feet.
- (d) Side Yard Width. The least side yard width shall be the greater of either five feet or five-twelfths of the structural height.
- (e) Rear Yard Depth. The rear yard depth shall be not less than twenty-five feet.
- (f) Lot Coverage. No building shall be established with lot area coverage of more than fifty percent, and total lot coverage by impervious surfaces shall not exceed sixty-five percent. The maximum lot coverage of a lot by residential buildings is limited to forty percent.

(Ord. 81-11. Passed 7-6-81; Ord. 92-16. Passed 11-2-92.)