

**CHAPTER 1123**  
**Research and Development Park District (RDP)**

<b>1123.01 Purpose.</b>	<b>1123.05 Accessory uses permitted.</b>
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<b>1123.04 Conditional uses permitted.</b>	

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**1123.01 PURPOSE.**

The purpose of this district is to provide areas for the location of office and research facilities in conjunction with production and/or assembly of prototype products. The requirements of this district are intended to provide protection from the adverse impacts of uses within the district upon adjacent properties. The types of uses permitted within this district with the restrictions placed upon them make this district suitable for location near residential districts. Access to this district should be directly from an arterial or collector street and not through a residential district. Hotels, motels and similar uses should be located peripheral to the district or in other locations that do not adversely effect the setting and quality of the uses within the district.

**1123.02 PRINCIPAL USES PERMITTED.**

A lot or building may be occupied by the following principal uses:

- (a) Data processing and computer operation.
- (b) Merchandise and product display center, but not including the retail sale of merchandise.
- (c) Office use allowed in the CO-1 district.
- (d) Research, testing and experimental laboratory.

**1123.03 PROVISIONAL USES.**

A lot or building may be occupied by the following provisional uses:

- (a) Manufacture and assembly of a prototype established in conjunction with and not exceeding the area of a research, testing and experimental laboratory.
- (b) Warehousing, storage and distribution facility established in conjunction with and not exceeding the area of a principal use listed in this district.

**1123.04 CONDITIONAL USES PERMITTED.**

A lot or building may be occupied by the following conditional uses:

- (a) Communication station, center, studio or tower, subject to the requirements of

Chapter 1136.

- (b) Day-care center, provided it is located within the building of another principal use listed in this district.
- (c) Heliport and helistop, provided it is not located within one-quarter (1/4) mile of an R district.
- (d) Hotel, motel, and convention center and a restaurant in association with these uses.
- (e) Public utility or public use, subject to the requirements of Chapter 1135.
- (f) School, generalized and specialized private instruction above the 12th grade level.

#### **1123.05 ACCESSORY USES PERMITTED.**

There may be any accessory use.

#### **1123.06 GENERAL PROVISIONS.**

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

#### **1123.07 SPECIAL PROVISIONS.**

- (a) In no instance shall an area zoned RDP be less than 10 acres.
- (b) A request to rezone land to an RDP district shall be accompanied by a plan for development of the park, meeting the procedural requirements of Chapter 1174 and accompanied by the following:
  - (1) A conceptual master plan for the park showing, at a minimum, the following:
    - A. Size of the tract to be rezoned and developed as a research and development park.
    - B. Existing topographic features of the land, including drainage ways, wooded areas and contours.
    - C. General location of uses, with a minimum of 60 percent of the park area designated for office and/or research uses.
    - D. General location of any public uses, if any.
    - E. Traffic circulation patterns within the park.
    - F. Methods of buffering the research park from adjacent uses.
    - G. General treatment of signage for entrance ways to the park.
    - H. An illustration of entrances to the park.
    - I. Anticipated accommodation for stormwater management.
    - J. Means of waste disposal.
  - (2) Development standards for the particular park addressing such things as the use of building materials, fencing, lighting, landscaping, outside storage, setbacks and lot coverage to ensure compatibility of design within the research park and to minimize the adverse effects of the development of one lot on another. The development standards may fulfill, in part, features of the conceptual master plan and shall become part of the restrictive covenants of the park.
- (c) The conceptual master plan is intended to be a guide for the development of a research development park. Building permits requested for construction within the park shall be evaluated by the Community Development Director or his designee

for compliance with the guidelines of the master plan and the requirements of the development standards. Permit applications which do not meet the guidelines of the plan and the requirements of the standards shall be denied. Amendment of the plan and/or standards shall require amendment of the ordinance zoning the park, pursuant to Chapter 1174.