

ARTICLE 15 C- 4 PROFESSIONAL/BUSINESS OFFICE

1500 PURPOSE

The purpose of the C-4 Professional/Business Office District is to provide for professional offices, research facilities and related uses.

1501 PERMITTED USES

The following uses are permitted in C-4 Professional/Business Office District:

Accessory use	Landscape business	Research Facility
Day Care Facility	Professional Office	Telecommunication tower

1502 CONDITIONAL USES

The following may be approved by BZA pursuant to Article 25-Conditional Use:

Restaurant	Special residence	Warehouse
Restricted manufacturing		

1503 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the C-4 Professional/Business Office District must meet the requirements of Article 22-Supplemental Regulations, §2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

- Front: 35 feet
- Rear: 20 feet
- Side: 10 feet
- Width: 60 feet
- Lot area: 5,000 square feet
- Maximum building height: 45 feet
- Maximum accessory height: 45 feet

Corner lots shall have the required front setback on both street frontages.

For Central Ave. see Article 21-Central Avenue Overlay.

1504 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. *See Article 28-Access Management.*

1505 ABUTTING RESIDENTIAL

A. SETBACKS

For main buildings, accessory buildings, parking, or access drives that abut a residential use the following minimum setbacks shall be provided for parcels abutting a residential use:

Side:	30 feet
Rear:	30 feet

B. SCREENING

Both solid privacy fencing and landscape shall be installed along the abutting residential use to effectively shield the higher intense use.

1. Landscape shall be installed on both sides of the privacy fence.
See Article 3002-Landscape.
2. Privacy fence shall be eight (8) feet in height *or* six (6) feet in height when incorporated with a minimum two (2) feet in height mound.