

**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 the BZA pursuant to Article 25-Conditional Use:

Restaurant	Special residence
Restricted manufacturing	Warehouse

**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, Section 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 Ave. 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.