

Section 5.29A MD-4 Medical Research District

5.2901A Purpose

The purpose of this district is to provide for the location of medical, bio-medical and veterinary facilities whose primary function is medical research oriented toward education, research and development, offices, medical uses, and high technology activities and uses.

5.2902A PERMITTED USES - Use By Right subject to any minimum standards as listed in Article 8 of these regulations and in accordance with Section 5.2901A

1. Laboratories for research, development, testing, and related production activities
2. Medical research and manufacturing facilities including, but not limited to, pharmaceuticals, chemicals, biomedical technologies medical instruments and supplies, surgical appliances and supplies, dental equipment and supplies, x-ray apparatus, and electro-medical equipment, when in conjunction with a research facility
3. Educational, scientific, and research activities
4. Laboratories - that are or are related to: medical, bio-medical, dental, optical, and/or pharmaceutical uses
5. Medical, surgical, and dental production and supply businesses both wholesale and retail
6. Office Buildings: medical, government, general office and professional
7. Animal housing space (indoor and outdoor) for all animals including non-human primates.
8. Hospitals, clinics, medical offices, and other treatment facilities used in the care and treatment of humans, non- human primates, other animals, and other living creatures
9. Animal husbandry, care, feeding and breeding of research animals including, but not limited to, non-human primates
10. Conference center, meeting facilities, classrooms, auditoriums training facilities
11. Fire safety and security facilities (private and public)
12. Cafeteria and food preparation, as part of a permitted medical research facility. (amended 02/03/11 ZC10-12-145 OCS#11-2459)
13. Housing and support facilities for resident staff, as part of a permitted medical research facility. (amended 02/03/11 ZC10-12-145 OCS#11-2459)
14. Any accessory uses, buildings and/or structures as defined in Article 2 which are compatible and necessary for the operation of the Permitted Uses as determined by the Director of Planning acting in the capacity of Zoning Administrator.

5.2903A ADMINISTRATIVE PERMITS

- A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns. (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations. (amended 01/03/2017 2016-380-ZC OCS#17-3659)

5.2904A SITE AND STRUCTURE PROVISIONS

A. Minimum Lot Area

No new lot shall be created that is less than twenty thousand (20,000) square feet in area.

B. Minimum Area Regulations

- 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than sixty (60) feet. For each zoning lot without central water or sewerage facilities, the minimum lot width shall be eighty (80) feet.
- 2. Street Planting Areas - All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 ■Street Planting Areas• of these regulations.
- 3. Side and Rear planting areas - All areas located along the side and rear interior property lines shall comply with the Section 7.0107 ■Side and Rear Buffer Planting Area Requirements• of these regulations.
- 4. Transitional Yard - Where a MD District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:
 - a. Where lots in a MD District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the MD District.

- b. In a MD District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- c. In a MD District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a MD District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

C. Maximum Lot Coverage (amended 02/03/11 ZC10-12-145 OCS#11-2459)

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less. For the purpose of this zoning classification, exterior fenced areas used for housing of non-human primates or other purposes would not be considered ■coverage. • These fenced areas would be considered ■open areas • when making lot coverage calculations.

D. Buffer, Setback and Height Regulations (amended 02/03/11 ZC10-12-145 OCS#11-2459)

- 1. No portion of any building shall exceed one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
- 2. Where MD-4 zoned property abuts a single family residentially zoned property (the “Common Property Line”) being hereinafter defined as the boundary line between the MD-4 zoned property and the residential property. (amended 11/01/12 ZC12-06-046 OCS#12-2848)
 - a. The first seventy-five (75) feet from the Common Property Line shall be maintained as a no cut buffer, except that diseased and/or dead trees and vegetation may be removed and new trees and/or new vegetation shall be planted. A path not to exceed ten (10) feet in width, with a natural ground or soft or hard surface, may be cleared next to the Common Property Line to allow for the installation and/or maintenance of a fence on the Common Property Line, to facilitate surveillance of the perimeter of the MD-4 zoned property, and

installation and/or maintenance of utility lines.

- b. No building shall be constructed within seventy-five (75) feet from the Common Property Line.
- c. Between the distance of seventy-five (75) feet and two hundred twenty-five (225) feet from the Common Property Line, no portion of any building shall exceed seventy-seven (77) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher. (amended 11/01/12 ZC12-06-046 OCS#12-2848)
- d. Between the distances of two hundred twenty-five (225) feet and five hundred (500) feet from the Common Property Line, no portion of any building shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher. (amended 11/01/12 ZC12-06-046 OCS#12-2848)
- e. At a distance of five hundred (500) feet and greater from the Common Property Line, no portion of any building shall exceed one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher. (amended 11/01/12 ZC12-06-046 OCS#12-2848)
- f. Exterior fenced areas used for animal housing are not permitted within two hundred (200) feet of the Common Property Line.

E. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations