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**SECTION 10.14 RP-1 (RESEARCH PARK) ZONE**

A. STATEMENT OF INTENT: The intent of this district is to create a planned/research office park that will accommodate a wide variety of research, office, training, and other business uses in a high quality campus environment compatible with Thomas More College and St. Elizabeth Medical Center.

B. USES PERMITTED

1. Corporate headquarters, regional and administrative offices
2. Professional, medical, and dental offices
3. Regional and metropolitan offices
4. Sales and marketing offices
5. Data and communication centers, including information processing facilities
6. Sales and service offices related to electronic equipment, computers, and similar office equipment
7. Research and development facilities
8. Medical clinics, medical supplies, and other related sales and services
9. Hotels and meeting facilities
10. Training, educational, and conference facilities
11. Printing and publishing facilities
12. Athletic and recreational facilities
13. Financial institutions and services
14. Retail and retail services in conjunction with an located within an office building, hotel, conference center, or athletic facility
15. Day care center
16. Colleges, technical, and business schools
17. Libraries and museums
18. Free standing sit-down restaurants, without drive-in or drive-thru facilities, and having seating capacity greater than one hundred fifty (150) seats

C. ACCESSORY USES

1. Storage in conjunction with the primary use and provided that said storage area does not exceed thirty (30) percent of the building area
2. Customary accessory buildings and uses
3. Fences and walls, as regulated by Article XIII of this ordinance
4. Signs, as regulated by Article XIV of this ordinance
5. Uses as listed below as a convenience to the occupants thereof, their patients, clients, or customers, providing that the accessory uses shall not exceed fifteen (15) percent of the gross area of the permitted use in the development (see item G., 4., below for possible alternative approach):
  - a. Barber shop

- b. Beauty shop
  - c. Coffee shop/refreshment stand
  - d. Copy/print center
  - e. Eating and drinking places, without drive-in or drive-thru facilities
  - f. Financial services (bank, credit union, S & L)
  - g. Florist
  - h. Medical supplies establishment
  - i. News stand
  - j. Office supply store
  - k. Pharmacy/card shop/convenience store
  - l. Retail and retail services in conjunction with an located within an office building, hotel, conference center, or athletic facility
  - m. Travel agency
6. A business services center which would be a separate facility housing accessory uses as outlined in C., 5., a., 1. Such a facility could also encompass general office space probably including the offices of the Park Management.

#### D. AREA AND HEIGHT REGULATIONS

1. Minimum building site area - One (1) acre. (In the case of this zone, more than one principal building, as defined herein, may be permitted to be constructed within the minimum building site area)
2. Minimum front yard depth - Fifty (50) feet
3. Minimum side yard width - Thirty (30) feet
4. Minimum rear yard depth - Forty (40) feet
5. Maximum building height - Eight (8) stories
6. Minimum area of research park (RP-1) zone - Fifty (50) acres
7. Minimum lot width - Two hundred (200) feet at building line

#### E. OPEN SPACE AND LANDSCAPING

1. At least thirty (30) percent of the total building site shall be preserved in open space and not be used for building or parking purposes.
2. Any developed part of the office park land holding not used for structures, streets, parking, and loading/unloading areas, shall be landscaped or otherwise improved; or if approved by the city, left in its natural state.

#### F. OTHER DEVELOPMENT CONTROLS

1. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.

2. Screening and landscaping shall be provided as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirements established for this zone.
3. A Conceptual Circulation Plan shall be required for any use permitted in this zone. Such Conceptual Circulation Plan shall include the layout of the entire area of the office park complex and shall take into consideration good design including internal and external pedestrian and vehicular access, and functional relationship of uses within the office park.
4. No use producing objectionable odors, noise, or dust shall be permitted in this zone.
5. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas.
6. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
7. Off-street parking exception to Section 9.10, F. Off-street parking is permitted as follows:
  - a. To a minimum of fifty (50) feet from the property line along major streets (collectors and arterials;
  - b. To a minimum of thirty (30) feet from the property line along other streets;
  - c. To a minimum of ten (10) feet from all other lot lines, except when adjacent to a residential zone, where required minimum yards shall be maintained.
8. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.
9. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.

#### G. PROCEDURE

Before a parcel of land can be rezoned to RP-1, or developed within an RP-1 Zone, the developer must submit a Stage I Plan of the proposed development, in accord with Article I of this section.

The Stage I Plan is to be used as a guideline for the development of the total research park.

The Stage I Plan must be reviewed by the city planning unit (at this time, the Kenton County and municipal Planning and Zoning Commission). The planning unit will approve, approve with conditions, or disapprove the Stage I Plan. The

planning unit will transmit their decision to the city council. The planning unit's decision is in the way of a recommendation and is not binding upon the city council.

After receiving the recommendation of the planning unit, city council will vote to approve or disapprove the Stage I Plan.

Minor revisions to the Stage I Plan may be approved by city council.

After approval of the Stage I Plan, the developer may submit a Stage II Plan to the city council for review. The Stage II Plan must be done in accord with Article J of this section.

The Stage II Plan must conform to the concepts and general layout of the approved Stage I Plan.

The Stage II Plan may include the total research park or any part of it.

No site development work may be done until the city has approved the Stage II Development Plan.

#### H. PLAN REQUIREMENTS -- STAGE I

STAGE I -- PLAN REQUIREMENTS: Stage I Plan shall identify and provide the following information:

1. Plan(s) of the subject property, drawn to a scale not smaller than one (1) inch equals one hundred (100) feet showing:
  - a. The total area in the project;
  - b. The present zoning of the subject property and all adjacent properties;
  - c. All public and private rights-of-way and easement lines located on or adjacent to the subject property which are proposed to be continued, created, enlarged, relocated, or abandoned;
  - d. Existing topography, and approximate delineation of any topographical changes shown by contour with intervals not to exceed five (5) feet;
  - e. Delineation of all existing and proposed residential areas in the project with a statement indicating net density of the total project:

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- (1) detached housing - location and approximate number of lots, including a typical section(s) identifying approximate lot sizes and dimensions, and setback and height of buildings.
  - (2) Attached housing - location and description of the various housing types (i.e., townhouse, fourplex, garden apartment, etc.) including approximate heights of typical structures, and the approximate number of units by housing type.
- f. Delineation of all existing and proposed non-residential uses in the project:
- (1) Commercial uses - location and type of all uses including approximate number of acres, gross floor area, and heights of buildings.
  - (2) Open Space/Recreation - the approximate amount of area proposed for common open space, including the location of recreational facilities, and identification of unique natural features to be retained.
  - (3) Other public and semi-public uses - location and type of all uses, including approximate number of acreage, and height of buildings.
- g. Location of proposed pedestrian walkways, identifying approximate dimensions;
- h. Location of proposed streets, identifying approximate dimensions of pavement, right-of-way widths, and grades;
- i. Location of all existing and proposed water, sanitary sewer, and storm drainage lines, indicating approximate pipe sizes. Indication should also be given regarding the provision of electric and telephone service.
- j. Certification from appropriate water and sewer agencies that services will be available.
- k. Identification of the soil types and geologic formations on the subject property, indicating anticipated problems and proposed methods of handling said problems

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- I. Other information that the legislative body may determine necessary for description and/or to insure proper integration of the proposed project in the area.
  
  - m. A schedule of development, including the staging and phasing of:
    - (1) Residential area, in order of priority, by type of dwelling unit.
    - (2) Streets, utilities, and other public facility improvements, in order of priority.
    - (3) Dedication of land to public use or set aside for common ownership.
    - (4) Non-residential buildings and uses, in order of priority.

The aforementioned information required may be combined in any suitable and convenient manner so long as the data required is clearly indicated. A separate plan or drawing for each element is not necessary, but may be provided at the option of the applicant.

#### I. STAGE II - PLAN REQUIREMENTS

The Stage II Plan shall conform to the following requirements:

Plan(s) of the subject property drawn to a scale of not smaller than one (1) inch equals one hundred (100) feet, that identifies and provides the following information:

- a. The existing and proposed finished topography of the subject property shown by contours with intervals not to exceed five (5) feet. Where conditions exist that may require more detailed information on the proposed topography, contours with intervals of less than five (5) feet may be required by the planning commission.
  
- b. All housing units on the subject property:
  - (1) Detached housing - location, arrangement, and number of all lots, including lot dimensions and setbacks, and maximum height of buildings.
  
  - (2) Attached housing - location, height, and arrangement of all buildings indicating the number of units in each building, and, where applicable, location, arrangement, and dimensions of all lots.

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- c. Location, height, arrangement, and identification of all non-residential buildings and uses on the subject property and, where applicable, location and arrangement of all lots with lot dimensions.
  - d. Location and arrangement of all common open space areas, and recreational facilities, including lot dimensions. Methods of ownership and operation and maintenance of such lands shall be identified.
  - e. Landscaping features, including identification of planting areas and the location, type, and height of walls and fences.
  - f. Location of signs indicating their orientation, size, and height.
  - g. All utility lines and easements, including:
    - (1) Water distribution systems, including line sizes, width of easements, type of pipe, location of hydrants and valves, and other appurtenances;
    - (2) Sanitary sewer system, including pipe sizes, width of easements, gradients, type of pipes, invert elevations, location and type of manholes, the location, type, size of all lift or pumping stations, capacity, and process of any necessary treatment facilities, and other appurtenances;
    - (3) Storm sewer and natural drainage system, including pipe and culvert sizes, gradients, location of open drainage courses, width of easements, location and size of inlets and catch basins, location and size of retention and/or sedimentation basins, and data indicating the quantity of storm water entering the subject property naturally from areas outside the property, the quantity of flow at each pickup point (inlet), the quantity of storm water generated by development of the subject area, and the quantity of storm water to be discharged at various points to areas outside the subject property;
    - (4) Other utilities (e.g., electric, telephone, etc.) including the type of service and the width of easements;
  - h. Location of all refuse receptacle sites, off-street parking, loading and/or unloading, and driveway areas, including typical cross sections, the type of surfacing, dimensions, and the number and arrangement of off-street parking, and loading and/or unloading spaces.
  - i. Circulation System:

- (1) Pedestrian walkways, including alignment, grades, type of surfacing, and width;
  - (2) Streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typical cross sections;
- j. Provisions for control of erosion, hillside slippage and sedimentation, indicating the temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction.
- k. A schedule of development, including the staging and phasing of:
- (1) Residential area, in order of priority, by type of dwelling unit.
  - (2) Streets, utilities, and other public facility improvements, in order of priority.
  - (3) Dedication of land to public use or set aside for common ownership.
  - (4) Non-residential buildings and uses, in order of priority.