

CHAPTER 3.26

RESEARCH TECHNOLOGY CENTER (RTC) ZONE

Section 3.26.10 - PURPOSE

This zone implements the Industrial Use designation of the Comprehensive Plan. It is intended to provide locations for Research and Technology Uses in a campus-like setting. The RTC Zone is designed to accommodate educational, scientific, industrial, and business research, development, planning, testing, and training activities and non-polluting manufacturing activities. Supporting Commercial Uses not to exceed 20 percent of the gross floor area may be located in RTC projects. The RTC Zone establishes standards that address compatibility of the center with surrounding Uses.

Section 3.26.20 - GENERAL PROVISIONS

3.26.20.01 - Establishment of the RTC Zone

This Zone may be requested by an owner of property identified on the Comprehensive Plan Map as Limited Industrial, Limited Industrial-Office, General Industrial, General Industrial-Office, and Mixed Use Transitional areas. Establishment of this Zone requires a public hearing by the Planning Commission in conjunction with a Planned Development Overlay and a Conceptual Development Plan consistent with Chapter 2.5 - Planned Development.

The applicant has three years from date of approval of the Conceptual Development Plan to complete a Plan Compatibility Review and be issued a Building Permit for a Primary Use. If no Building Permit has been issued prior to the expiration date, the Conceptual Development Plan shall expire and a new Conceptual Development Plan approval shall be required prior to the issuance of Building Permits.

3.26.20.02 - Time Extension of Conceptual Development Plan Approval

Applications for additional one-year extensions may be filed in accordance with the following procedures:

- a.** An owner of property with an RTC Conceptual Development Plan may apply to have the Conceptual Development Plan approval extended beyond the three-year limit, provided that an application, on forms provided by the Director, is properly filed before the expiration of the Conceptual Development Plan.

- b.** The Director shall process the request and mail notice to owners and occupants of all properties within 300 ft. of the subject property in accordance with Chapter 2.16 - Request for Interpretation. The Director shall grant a one-year extension of the expiration date upon finding that:
1. Unforeseen circumstances or conditions have caused the delay;
 2. The applicant has demonstrated reasonable diligence in attempting to meet the time limits imposed; and
 3. Facts upon which the approval was based have not changed to an extent sufficient to warrant re-filing.

Section 3.26.30 - PERMITTED USES

3.26.30.01 - Ministerial Development

- a. Primary Uses Permitted Outright** - Consistent with a previously approved Conceptual Development Plan.
1. Civic Use Types -
 - a) Administrative Services
 - b) Postal Services
 - c) Public Safety
 - d) University Services and Facilities
 - e) Freestanding Wireless Telecommunication Facilities up to 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
 - f) Schools
 2. Commercial Use Types -
 - a) Communications Services
 - b) Eating and Drinking Establishments - Sit-down, one per development site

- c) Professional and Administrative Services - minimum building size of 800 sq. ft.
 - d) Research Services
 - e) Technical Support Center
 - f) Telemarketing Center
3. Commercial and Residential Use Types - with the exception of Temporary Outdoor Markets, the following Use Types are subject to the special limitations specified in Section 3.26.40
- a) Business Equipment Sales and Service
 - b) Business Support Services
 - c) Convenience Sales and Personal Services
 - d) Eating and Drinking Establishments - Sit-down, where it exceeds the single allowed Eating and Drinking Establishment for the entire site
 - e) Financial, Insurance, and Real Estate Services
 - f) Day Care, Commercial Facilities
 - g) Participant Sports and Recreation
 - h) Convenience Sales and Personal Services
 - i) Temporary Outdoor Markets
4. Industrial Use Types -
- a) Limited Manufacturing
 - b) Technological Production
 - c) Wholesaling, Storage, and Distribution - Light

- b. Accessory Uses Permitted** - In accordance with Chapter 2.13 - Plan Compatibility Review.
1. Essential Services
 2. Other development customarily incidental to the Primary Use in accordance with Chapter 4.3 - Accessory Development Regulations.
 3. Colocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories and that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.
 4. Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.

3.26.30.02 - Special Development

Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.

- a.** Freestanding Wireless Telecommunication Facilities greater than 75 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
- b.** Freestanding Wireless Telecommunication Facilities that do not meet the setback or spacing standard requirements of Sections 4.9.60.02.b and 4.9.60.02.c in Chapter 4.9 - Additional Provisions.
- c.** Colocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories and that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.
- d.** Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.

3.26.30.03 - General Development

Plan Compatibility Review - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and all other applicable provisions of this Code.

- a. Major Services and Utilities
- b. Minor Utilities subject to standards in Chapter 4.9 - Additional Provisions
- c. Projections such as chimneys, spires, domes, and towers not used for human occupancy and exceeding 75 ft. in height, in accordance with Chapter 4.9 - Additional Provisions. If adjacent to an RS-3.5, RS-5, RS-6, RS-9, or RS-9(U) Zone, the threshold is 20 ft. above the height of the structure or 85 ft. in height, whichever is less. Note: Flagpoles are subject to height requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations
- d. Freestanding Wireless Telecommunication Facilities 61- to 75-ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.

Section 3.26.40 - DEVELOPMENT STANDARDS

The Conceptual Development Plan for the entire RTC site shall comply with the standards listed below. When the Planning Commission reviews a proposed Conceptual Development Plan for the entire RTC site, it shall also ensure that the plan limits the Uses specified in Section 3.26.30.01.a.3 to 20 percent or less of the gross floor area of the development site.

The purpose of special limitations regarding the Uses in Section 3.26.30.01.a.3 is to ensure that the proposed Use or Uses will serve the shopping and service needs primarily of employees and businesses of the Uses in the RTC site. Building Permits for these Commercial Uses shall be approved only when subordinate to other existing RTC development. Permits for these subordinate Uses shall be issued concurrent with or following issuance of permits for the Primary Uses and shall not exceed the maximum gross floor area limitation of 20 percent of Uses established on the site at any time.

3.26.40.01 - Lot Area

Minimum lot area for a development site shall be 50 acres. Individual lot sizes shall be adequate to fulfill applicable Code requirements and minimum standards of this Zone.

3.26.40.02 - Setbacks

- a. Boundary Area** - The setback for the perimeter of a development site shall average 50 ft. along the building face for structures 30 ft. or less in building height. The minimum setback shall not be less than 30 ft. For a structure over 30 ft. in height, an additional setback of 2.5 ft. for every foot of height over 30 ft. shall be added to the average 50-ft. setback.
- b. Streets** - Setbacks from streets along the perimeter of the development site shall average 60 ft. with a minimum setback of 40 ft.
- c. Interior Lot Lines** - There are no requirements for separation between buildings or setbacks from any created interior lot lines other than those specified in the Building Code.

3.26.40.03 - Height of Structure

No structure shall exceed 75 ft. in height.

3.26.40.04 - Site Coverage

Building coverage shall not exceed 40 percent; total impervious surface excluding Green Area elements shall not exceed 60 percent of the entire development site. A minimum of 15 percent of the required Green Area shall be landscaping or preserved vegetation.

3.26.40.05 - Performance Standards

- a.** Each Use, activity, or operation within this Zone shall comply with applicable state and federal standards and shall not create a nuisance because of odor, vibration, noise, dust, smoke, or gas.
- b.** Mechanical equipment, outdoor storage areas, trash receptacles, and parking lots shall be screened from view from public places and neighboring properties, to the extent practicable, through use of features such as berms, fences, facades, and dense landscaping in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.
- c.** There shall be a 30 ft.-wide landscaped area in the boundary area containing trees and shrubs with a fence or a berm. Within the street setback area, a 40 ft.-wide landscaped area shall be provided.

- d.** Landscaping shall be in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Landscaped areas shall be irrigated with permanent facilities sufficient to maintain the plant materials and shall be covered by living plant material capable of attaining 90 percent ground coverage within three years.
- e.** Street trees and landscaping provisions not addressed differently in this Chapter are required in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.
- f.** Long expanses of fences or walls along public streets shall be designed to prevent visual monotony through the use of off-sets, landscaping, and change in materials.
- g.** Earth sculpting and other techniques shall be used to reduce building scale along the development site perimeter.
- h.** Where structures are set back less than 60 ft. along a perimeter street, the building arrangement shall provide for open space linkages such that the required open space extends from the street into the interior of the site.
- i.** Parking, loading, and access requirements shall be in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.
- j.** Access shall be designed to minimize interference with traffic movement on abutting streets. Where the Director determines it is necessary, additional right-of-way shall be dedicated to maintain adequate traffic circulation.
- k.** Metal siding and roof surfaces shall be covered and maintained with nonreflective paint.
- l.** Artificial lighting shall be arranged and constructed not to produce direct glare on adjacent residential properties and shall be consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.
- m.** Signage shall be designed and oriented to primarily serve those within the RTC development. Structures or portions of structures used for commercial purposes shall be designed to serve primarily those within the RTC development.
- n.** The requirements in Chapter 4.10 - Pedestrian Oriented Design Standards shall apply to the following types of development in the RTC Zone, except as modified by "o" below, in which case "o," below, shall apply:

1. All new buildings or structures for which a valid permit application has been submitted after December 31, 2006;
 2. Developments subject to Conditional Development and/or Planned Development approval, as required by a Condition(s) of Approval(s); and
 3. Independent or cumulative expansion of a commercial or civic structure in existence and in compliance with the Code on December 31, 2006, or constructed after December 31, 2006 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2006, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards as outlined in Section 4.10.70.01.
- o. Section 3.27.50 - Design Guidelines and Standards of Chapter 3.27 - Mixed Use Employment (MUE) Zone shall apply to industrial development within an RTC site.

Section 3.26.50 - NATURAL HAZARDS, MINIMUM ASSURED DEVELOPMENT AREA (MADA), AND NATURAL RESOURCES

Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Section 3.26.60 - VARIATIONS

Except as limited by provisions within the chapters listed in Section 3.26.50, variations from development and design standards, such as standards in this Chapter and in other chapters addressing parking, landscaping, public improvements, and Pedestrian Oriented Design Standards, may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Lot Development Option.