

CHAPTER 3.26 RESEARCH TECHNOLOGY CENTER (RTC) ZONE

Section 3.26.10 - PURPOSE

This zone implements the Research Technology Use designation of the Comprehensive Plan. It is intended to provide locations for research and technology uses in a campus-like setting, with supporting commercial uses not to exceed 20 percent of the gross floor area, and to establish 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 a potential RTC area. Establishment of this zone requires a public hearing by the Planning Commission in conjunction with a Conceptual Development Plan consistent with Chapter 2.5 - Planned Development. At the time this zone is designated, the Planning Commission shall also designate the underlying zone in conformance with the Comprehensive Plan.

The applicant has three years from date of approval for the zone change and 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 zone change and Conceptual Development Plan shall expire and the Director shall amend the Official Zoning Map to remove the RTC Zone, except as provided in section 3.26.20.02 below.

3.26.20.02 - Time Extension

- a. An owner of property with an RTC designation may apply to have the designation extended beyond the 3-year limit, provided that an application, on forms provided by the Director, is properly filed before the expiration of the designation.
- b. The Director shall process the request and mail notice to owners and occupants of all properties within 500 ft. of the subject property in accordance with Chapter 2.16 - Request for Interpretation. The Director shall grant a 1-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.

Applications for additional 1-year extensions may be filed in accordance with the above procedures.

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.
2. Commercial Use Types
 - (a) Communications Services
 - (b) Eating and Drinking Establishments - Sitdown (1 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 - Sitdown (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 (three or more stories) residential 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.
 - 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.

3.26.30.02 - Special Development

- a. Conditional Development** - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.
 - 1. Freestanding wireless telecommunication facilities greater than 75 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
 - 2. 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.
 - 3. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential 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.
 - 4. 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.

3.26.30.03 - General Development

- a. Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and all other applicable provisions of this Code.
 - 1. Major Services and Utilities
 - 2. Minor Utilities subject to standards in Chapter 4.9 - Additional Provisions
 - 3. 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. 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.
 - 4. Freestanding wireless telecommunication facilities 61- to 75-ft. in height, subject to the standards in Chapter 4.9.

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 predominant 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 Uniform 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, Natural Resource Protection, 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. 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 are required in accordance with Chapter 4.2.
- f.** Long expanses of fences or walls along public streets shall be designed to prevent visual monotony through the use of offsets, 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.

- 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. Independent or cumulative expansions of a commercial or civic structure in existence and in compliance with the Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall not be required to comply with this section, provided that:
 1. The expansion adds floor area of 500 sq. ft. or less; or
 2. The expansion adds floor area of 3,000 sq. ft. or less and is equivalent to 20 percent or less of the existing structure's gross floor area.
- o. Independent or cumulative expansions of a commercial or civic structure in existence and in compliance with the Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards, sections 4.10.70.02 through 4.10.70.05, with allowances for choices among some standards as identified in section 4.10.70.01, provided that:
 1. The expansion adds floor area of more than 3,000 sq. ft.; or
 2. The expansion adds floor area of more than 500 sq. ft. and is equivalent to more than 20 percent of the existing structure's gross floor area.
- p. All new buildings or structures for which a valid permit application has been submitted after December 31, 2000 shall comply with Chapter 4.10.
- q. 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 - VARIATIONS

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.