

## CHAPTER 7

### SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT (SR)

- 700. Purpose
- 701. Principal Uses
- 702. Accessory Uses
- 703. Bulk and Area Requirements
- 704. Requirements for Special Exception Use

#### SECTION 700. PURPOSE

The SR District is designed to provide an environment conducive to the development and conservation of modern, scientific research facilities and related institutions.

#### SECTION 701. PRINCIPAL USES

The principal uses permitted in the Scientific Research District are designated by Use Units. The Use Units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 15. The Use Units permitted in the SR District are set forth in Table 7 - 1 below.

TABLE 7 - 1

#### USE UNITS PERMITTED IN SCIENTIFIC RESEARCH DISTRICT<sup>1</sup>

Use Units		District
No.	Name	SR
1.	Area-Wide Uses	X
2.	Area-Wide Special Exception Uses	E
4.	Public Protection and Utility Facilities	X <sup>2</sup>
10.	Off-Street Parking Areas	X
11.	Offices, Studios & Support Services	X
23.	Scientific Research and Development	X

<sup>1</sup>X = Use by Right

E = Special Exception

<sup>2</sup>Antennas and Antenna Supporting Structures shall be allowed by Right only if in compliance with Section 804 of this Ordinance. In all other cases Accessory Antennas and Antenna Supporting Structures shall require approval of a Special Exception from the Board of Adjustment in accordance with Section 1504.

**SECTION 702. ACCESSORY USES****A. Accessory Uses Permitted**

Accessory uses customarily incidental to a principal use permitted in an SR District are permitted in such District.

**B. Accessory Use Conditions**

1. Accessory buildings shall meet the minimum building setback lines of the District.
2. An accessory building erected as an integral part of the principal building shall be structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.
3. Business Signs
  - a. Business signs in the SR District shall comply with the requirements of this section and, in addition, shall comply with the general use conditions for business signs as provided in Chapter 11. Where the requirements of this section are greater or more restrictive than the above-specified requirements, the requirements of this section shall apply.
  - b. The sign shall not exceed one-half (1/2) of a square foot of display surface area per lineal foot of street frontage; provided, however, that in no event shall the sign be permitted to exceed 300 square feet in display surface area.
  - c. Signs, if visible from an R District other than street, highway or freeway right-of-way, or if visible from a Designated Residential Development Area in a Planned Unit Development shall be setback from such District or Area a minimum distance of 50 feet.
  - d. Ground signs shall not exceed 30 feet in height.
  - e. Illumination, if any, shall be permitted only by constant light.
  - f. Any ground sign shall maintain a minimum separation of 100 feet from any other ground sign.
  - g. The maximum number of ground signs per lot of record shall be one (1) per 200 feet of arterial street frontage or fraction thereof.
  - h. Roof signs are prohibited.

4. During the period of construction, a temporary sign advertising the construction of improvements on the premises may be located on each arterial street frontage of the development. The sign shall not exceed one-half ( $1/2$ ) of a square foot for each lineal foot of arterial street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor be permitted to exceed 400 square feet of display surface area. The sign shall not exceed 15 feet in height, and illumination, if any, shall be permitted only by constant light.
  
5. A temporary real estate sign advertising the sale, rental or lease of the premises may be erected on each street frontage of a lot. The sign shall not exceed 32 square feet in display surface area, nor 15 feet in height, and illumination, if any, shall be permitted only by constant light.

**SECTION 703. BULK AND AREA REQUIREMENTS**

Every use permitted in an SR Scientific Research Development District shall be subject to the requirements set forth on Table 7-2 and to such other modifications as set forth herein.

**TABLE 7 - 2****BULK AND AREA REQUIREMENTS IN THE SR DISTRICT**

	SR District
FRONTAGE (Minimum)	200 feet
FLOOR AREA RATIO (Maximum)	0.50
SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum) Measured from centerline of abutting street; add to the distance designated in the column to the right, one-half 1/2 of the right-of-way width designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan:	
Arterial or Freeway Service Road	50 feet
Not an Arterial or Freeway Service Road	50 feet
SETBACK FROM ABUTTING AR, R, or O DISTRICT BOUNDARY LINES (Minimum)*	50 feet
BUILDING HEIGHT (Maximum) *	NA

\* Buildings which abut an AR, R or O District shall be setback an additional two- (2) feet for each foot of building height exceeding 35 feet. Does not apply when SR District abuts a freeway zoned as an Agricultural, Residential or Office District; however, in those instances a 10 foot minimum setback shall be required.

**SECTION 704. REQUIREMENTS FOR SPECIAL EXCEPTION USE**

- A. Special Exception uses shall conform to the bulk and area requirements of the use District.
- B. Special housing facilities in Use Unit 2, Area-Wide Special Exception Uses, shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 15.