

CHAPTER 22.15

PURPOSES OF R and D DISTRICT

22.15.10 Purpose.

The Research and Development District is designed to create and maintain sites for a limited group of research and development uses which may have special requirements for space and desire sites in a research park environment.

- A. The intent of said District is to establish a high standard of development which emphasized quality design in a campus environment. Generally, uses within the Research and Development District shall be non-polluting, technologically oriented and compatible with adjoining uses;
- B. A campus design shall be generally defined as one which utilizes a superior landscape plan, considers pedestrian orientation within the project, and physical amenities such as paths, trails and quality architectural design;
- C. In no way shall the Research and Development use pose any hazard to the health and safety of the community. No by-products of any process shall create an injurious condition. (Ord. 992 C.S. § 1, 1983.)

22.15.020 Permitted Uses

Permitted Uses: The following uses shall be permitted in the Research and Development District:

- A. Professional, executive and administrative offices; (uses which are consistent with the purposes of the R and .D District);
- B. Research laboratories;
- C. Accessory facilities and activities customarily associated with or essential to permitted uses;
- D. Financial institutions;
- E. Manufacturing, assembly and packaging of electric and electronic instruments and devices such as computers, phonographs, radio and television sets. The Planning Commission will however, reserve the right to review these manufacturing uses and may impose additional conditions pertaining, but not limited to potential impacts, such as noise, hours of operation and hazardous waste disposal;
- F. Health clubs. (Ord. 1053 C.S. § I, 1985: Ord. 992 CS. § 1, 1983.)

22.15.030 Conditional Uses

The following uses may be conditionally allowed in the Research and Development District, subject to issuance of a Conditional Use Permit:

- A. Limited commercial facilities which are incidental to and primarily serve R & D, such as restaurants (non take—out), copying services, motels, business supplies, etc., provided that the Board of Adjustments finds that the proposed use will:
 - 1. Be oriented to, incidental to, and serve, an R & D development;
 - 2. Be a use not able to be located (or already found) on nearby existing commercially-zoned property;
- B. Private clubs, lounges, or fraternal orders;
- C. Other manufacturing and assembly and packaging uses, not in permitted uses, when it can be demonstrated the use will be non-polluting and not conflict with any adjoining land uses;
- D. Blueprinting, photostating, photo engraving, printing, publishing and book binding. (Ord. 1053 C.S. § II, 1985; Ord. 992 C.S. § 1, 1983.)
- E. Public and private schools, colleges and related facilities. (Ord. 1161 C.S. S I, 1991.)

22.15.040 Site Development Regulations; Required Conditions.

The following site development regulations shall apply in the R & D District:

- A. Site Area: Minimum site area shall be one acre;
- B. Site Width: Minimum site width shall be 100 ft;
- C. Site Depth: Minimum site depth shall be 150 ft;
- D. Front Yard: Minimum front yard shall be 30 ft;
- E. Side and Rear Yards: The minimum side yard shall be 20 ft. The minimum rear yard shall be 25 ft. Where the lot has its side or rear yard adjacent to any residential district, a solid masonry wall or board fence 6 ft. in height shall be located on the property line. Additionally, 5 ft. adjoining the property line shall be landscaped with plant materials and permanently maintained;
- F. Maximum Site Coverage: Thirty percent (30%) of the site area;

- G. Height of Buildings: A structure may be two (2) stories, not to exceed 36 ft., in height;
- H. Landscaping: Landscaping shall be considered as an integral part of any development plan. All landscape plans shall be reviewed and approved by the Planning Commission;
- I. Parking: Parking shall be constructed at a ratio established by Section 22.36 for the proposed use. Parking areas shall be a major design feature of the site plan and considered by the Planning Commission.

The Commission may require fewer parking spaces when it can be adequately demonstrated by the applicant the proposal will demand less parking than required by Code.

Parking area development shall comply to all regulations stipulated in Chapter 22.36.080 through 210 of the Municipal Code.

- J. Design Review: No building shall be constructed or moved onto any building site, nor any existing main building enlarged, remodeled or otherwise altered on the exterior, nor shall any landscaping previously required pursuant to any permit be altered, nor shall any parking layout or dimension be altered until the design plan and site plan have been approved by the Martinez Planning Commission. (Ord. 1053 CS. § III, 1985; Ord. 992 C.S. § 1, 1983.)

22.15.050 Required Conditions:

- A. When a proposal within the district involves the use, manufacturing or disposal of toxic, hazardous, or otherwise dangerous materials and by-products, the proposal shall be reviewed by the State Department of Health and Department of Resources for recommendations pertaining to the safe handling of such materials.
- B. All uses shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas and outdoor dining areas, and other uses specifically approved by Use Permit.
- C. All uses must have a minimum of 40% (forty percent) of gross floor area devoted to office, design or laboratory space unless otherwise specifically approved by Use Permit. (Ord. 1053 C.S. § IV, 1985; Ord. 992 C.S. § 1, 1983.)