

**Attachment C:
Existing and Proposed Zoning Code Changes**

	Existing	Proposed
R&D Land Use	<p><i>Research and Development — Office.</i> Facilities that are primarily office uses for scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.</p> <p>Use is permitted by-right in commercial and industrial zones.</p> <hr/> <p><i>Research and Development — Non-Office.</i> A laboratory facility that is primarily used for non-office scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.</p> <p>Use is permitted by-right in some commercial and industrial zones and with a conditional use permit in some commercial and industrial zones.</p>	<p>Consolidate definition to from <i>Research and Development — Office</i> and <i>Research and Development — Non-Office</i> into <i>Research and Development</i>.</p> <p>Research and Development would be permitted:</p> <ul style="list-style-type: none"> • By-right in non-residential and mixed-use zones; • With a Conditional Use Permit (CUP) in the Public and Semi-public (PS) Zone.
CUP Requirements	<p>The CUP for major construction, specific to R&D land uses, is only required in certain zones.</p> <p>A Minor Conditional Use Permit (MCUP) is required for any proposed commercial projects within a ¼ mile radius of a Metro A Line Station that exceed 15,000 square feet of gross floor area.</p>	<p>Remove CUP requirement for major construction over 25,000 square feet for consistency between zones and MCUP for projects over 15,000 square feet within a ¼ mile radius of a Metro A Line Station.</p>
Parking Flexibility	<p><i>Research and Development — Office.</i> 3 spaces per 1,000 square feet</p> <hr/> <p><i>Research and Development — Non-Office.</i> 2 spaces per 1,000 square feet</p>	<p>Create a parking ratio of 2 per 1,000 square feet.</p>
Building Height	<p>Height limit may be exceeded by 10 feet to accommodate additional mechanical equipment with MCUP</p>	<p>Allow R&D land uses to exceed the height 12 feet by-right. Any additional height would require a MCUP.</p>

Appurtenance Rooftop Coverage	The allowable appurtenance roof coverage for research and development facilities may exceed the height limit by 15 feet for up to 50 percent of the roof area with MCUP	Allow R&D land uses to exceed the appurtenance height limit by 18 feet for up to 75 percent of the roof area. Any additional coverage would require a MCUP.
Floor Area Ratio (FAR) Requirements	Floor area as permitted by Zoning District.	FAR calculations for R&D uses will exclude mechanical spaces.
Open Space	<p>Research and Development facilities with more than 40,000 square feet of non-residential floor area may reduce the Common Open Space area requirement by a maximum of 50 percent, subject to the review and approval of the Design Commission.</p> <p>Research and Development facilities with more than 80,000 square feet of gross floor area may reduce the Publicly Accessible Open Space area requirement by a maximum of 50 percent, subject to the review and approval of the Design Commission.</p> <p>Projects utilizing an Open Space reduction shall be restricted to Research and Development uses for a minimum period of 5 years after Certificate of Occupancy. Any change of use prior to 5 years shall be subject to standard Open Space requirements.</p>	Allow 60% reduction for R&D uses in all zones where the use is permitted and to exclude mechanical space from the floor area calculation in relation to open space requirements.
Ground Floor Requirements	Use is not permitted on the ground floor within 35' of the sidewalk in certain zones.	<p>Remove ground floor prohibition in East Colorado and South Fair Oaks Specific Plans.</p> <p>Clarify that the use prohibition would remain in CD-MU-C zone along Colorado Boulevard and in the CD-CL zone along the east side of South Lake Avenue.</p>