

17.50.240 Research and Development Facilities

- A. **Applicability.** The following standards apply to Research and Development facilities, as defined in Article 8 (Glossary of Specialized Terms and Land Use Types).
- B. **Height and appurtenance roof coverage provisions.**
1. **Height limits.** The height limit of the base zoning district may be exceeded by a maximum of 12 feet (excluding the appurtenance height) in order to accommodate additional mechanical equipment between floors.
 2. The height limit may exceed the maximum in Section 17.50.240.B.1 through the approval of a Minor Conditional Use Permit, granted in compliance with Section 17.61.050.
 3. **Appurtenance roof coverage.** The allowable appurtenance roof coverage for research and development facilities may exceed the height limit by a maximum of 18 feet, for a maximum of 75 percent of the roof area.
 4. The appurtenance roof coverage and height may exceed the maximums in Section 17.50.240.B.2 through the approval of a Minor Conditional Use Permit, granted in compliance with Section 17.61.050.
- C. **Gross Floor Area.** For the purpose of calculating floor area ratio (FAR), research and development facilities shall exclude mechanical space and appurtenances from gross floor area.

(Ord. No. 7418, § 5, 2-26-2024; Ord. 7160 § 47, 2009)