

- B. **SCOPE OF REGULATIONS.** The regulations set forth herein or set forth elsewhere in these regulations are the district regulations of the University Center Planned Development District.

This PD is intended to provide for well designed education and research facilities. An emphasis will be put on the quality of the development with regard to its building design, landscaping, setbacks, and site arrangements in order to be compatible with adjacent existing and future land uses.

C. **SUBAREA A.**

Education Facilities:

1. **USES PERMITTED.** Those uses allowed as permissive, special, and conditional uses in the S Institutional District.
2. **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory uses and buildings customarily incidental to any permitted use in this district.
3. **PARKING REGULATIONS.** Parking, loading, and stacking shall be regulated in conformance with the provisions of Chapter 15.55.
4. **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provision of Chapter 15.57 and the S Institutional Zoning District.
5. **DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.**

Density	Lot Area (Sq Ft)	Req'd Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Maximum Height
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Same as S Institutional Zoning District, except that the required minimum front yard setback for buildings abutting Career Avenue shall be 15 feet.

In order to maintain the high density urban feel of the development, skywalks, and architectural surfaces will be allowed into the front yard setback up to the property line.

Maximum height of buildings shall be 100 feet with FAA approval.

6. **OTHER REGULATIONS.**

- a. Side yard setbacks can be zero for adjacent parking lots.

b. Landscaping

- (1) In addition to required landscaping, well-landscaped front yards and parking facilities are to be located between buildings and the public right-of-way at the perimeter of the PD.
- (2) Screening of a parking lot from residential areas will be provided by an architectural wall or berming in combination with tree plantings.
- (3) Provide shade trees in all public rights-of-way at the rate of one tree for every 50 feet of frontage, excluding driveways. This requirement may be waived where overhead power lines are located subject to approval by the City Forester. The required number of trees can be placed elsewhere on the site if there is a conflict with drainage or underground utilities.
- (4) A minimum of one tree per 50 feet of street frontage shall be planted in the front yard setback. Evergreen trees shall be approved for this use where parking lots are adjacent to residential areas.
- (5) Deciduous ornamental and evergreen trees may be used for up to 50 percent of the total tree requirement.
- (6) Minimum size of interior parking islands shall be 400 square feet.

c. Signage

- (1) PD campus identification signs are allowed subject to approval of a campus identification sign master plan for the PD prior to approval of the first Final Development Plan.

d. Building Design

- (1) Metal buildings are not allowed adjacent to residential uses on-site or off-site.
- (2) Multi-story or high-bay structures are not allowed adjacent to neighboring residential uses off-site.

D. SUBAREA B

Research and Development Park:

This subarea is intended to provide for well designed research and development, technology, and educational buildings accommodating management, research, design, marketing, and educational needs. Uses shall generally be office, educational, and light manufacturing, combined with warehousing of products or

materials associated with the primary use. An emphasis will be put on the quality of the development with regard to its building design, landscaping, setbacks, and site arrangements.

1. **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:
 - a. Research and development center.
 - b. Educational facilities.
 - c. Library.
 - d. Day care center.
 - e. Medical clinic.
 - f. Warehouse or mini warehouse, provided all storage must be indoors.
 - g. Light manufacturing, provided all manufacturing and storage takes place indoors.
 - h. Indoor recreational use facility.
 - i. Public utility facilities.
 - j. Parking ramp.
2. **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory uses and buildings customarily incidental to any permitted use in this district.
3. **PARKING REGULATIONS.** Parking, loading, and stacking spaces shall be regulated in conformance with the provisions of Chapter 15.55.
4. **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provision of Chapter 15.57 and the I-1, Light Industrial District.
5. **DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.**

Density	Lot Area (Sq Ft)	Req'd Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Maximum Height
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Same as I-1, Light Industrial Zoning District, except that the required minimum front yard setback for buildings abutting Career Avenue shall be 15 feet.

In order to maintain the high density urban feel of the development, skywalks, and architectural surfaces will be allowed into the front yard setback up to the property line.

Maximum height of buildings shall be 100 feet with FAA approval.

6. OTHER REGULATIONS.

a. Side yard setbacks can be zero for adjacent parking lots.

b. Landscaping.

(1) In addition to required landscaping, well-landscaped front yards and parking facilities are to be located between buildings and the public right-of-way at the perimeter of the PD.

(2) Screening of a parking lot from residential areas will be provided by an architectural wall or berming in combination with tree plantings.

(3) Provide shade trees in all public rights-of-way at the rate of one tree for every 50 feet of frontage, excluding driveways. This requirement may be waived where overhead power lines are located subject to approval by the City Forester. The required number of trees can be placed elsewhere on the site if there is a conflict with drainage or underground utilities.

(4) A minimum of one tree per 50 feet of street frontage shall be planted in the front yard setback. Evergreen trees shall be approved for this use where parking lots are adjacent to residential areas.

(5) Deciduous ornamental and evergreen trees may be used for up to 50 percent of the total tree requirement.

(6) Minimum size of interior parking islands shall be 400 square feet.

c. Signage.

(1) PD campus identification signs are allowed subject to approval of a campus identification sign master plan for the PD prior to approval of the first Final Development Plan.

d. Building Design.

(1) Metal buildings are not allowed adjacent to residential uses on-site or off-site.

- (2) Multi-story or high-bay structures are not allowed adjacent to neighboring residential uses off-site.

E. SUBAREA C.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

Storm water detention ponds and wetlands mitigation in the RC, Recreation/Conservation District.

2. ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses and buildings customarily incidental to any permitted use in this district.
3. PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Chapter 15.55
4. SIGN REGULATIONS. Signs shall be regulated in conformance with Chapter 15.57 On Premise Sign Regulations for the RC, Recreation/Conservation District, and the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control.
5. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.

Density	Lot Area (Sq Ft)	Req'd Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Maximum Height
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All uses same as the RC, Recreation/Conservation District.

6. OTHER REGULATIONS. Other regulations for Subarea C shall be:
None.