

CHAPTER 14. SCIENCE RESEARCH PARK

Section EV3.1401 Intent

The Science Research Park Land Use District creates, preserves and enhances areas for science, medical, and research and development uses seeking a special working environment which has prestige value. This district provides for the grouping of high technology industries and supportive business, professional, very light manufacturing, assembly and accessory retail services having related and compatible functions. The science research park district incorporates high development standards and land uses of low potential adverse environmental affects to insure a high level of compatibility with more sensitive land use, and to minimize impacts on existing citrus uses.

Section EV3.1405 Locational Standards

- (a) The area will be substantially occupied by relatively contiguous groupings of science, research, business and professional establishments which conduct their operations wholly within enclosed structures.
- (b) The district may be located adjacent to sensitive land uses and may function as a buffer between potentially incompatible land use.
- (c) The District will be compatible with impacts typically associated with moderate industrial and mineral extraction uses including noise, vibration and air quality.
- (d) The area is free of environmental constraints and has physical conditions which can sustain proposed development, including all required parking, circulation, landscaping and setbacks.
- (e) The location shall be consistent with the General Plan text and maps.

Section EV3.1410 Permitted Land Uses

The following uses are permitted within the Science Research Park District. New construction shall require Commission Review and Approval as established in the Redlands Municipal Code. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b).

- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.
- (2) Administrative and professional services which are related to and supportive of the science and research. Such uses may include but are not limited to:

- Accounting, Auditing and Bookkeeping
 - Attorneys and Legal Services
 - Counseling
 - Engineering, Architectural and Planning offices
 - Medical and Dental Laboratories
 - Physicians, Surgeons, Chiropractors, Dentists, Oral Surgeons, Orthodontists
- (3) Retail services which are incidental and accessory to a permitted use. (For example: A pharmacy associated with a medical facility, or food services developed within a corporate office.)
- (4) Services, including but not limited to the following types of uses:
- Advertising firms
 - Banks, savings and loans, and credit unions
 - Blueprinting and Photocopying Services.
 - Business and Management
 - Commodity services
 - Consulting firms
 - Corporate facilities
 - Detective and Protective services
 - Holding and Investment services
 - Insurance companies
 - Stenographic, Secretarial, Clerical and Mailing services
- (5) Manufacturing firms primarily engaged in manufacturing professional and scientific goods, including but not limited to:
- Clocks and watches
 - Computers
 - Engineering, scientific and research instruments
 - Measuring instruments
 - Optical goods
 - Orthopaedic and prosthetic and surgical appliances
 - Photographic equipment
 - Surgical and medical instruments
- (6) Business and research offices related to the administration and operation of permitted industrial uses.

Section EV3.1412 Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Retail uses which are incidental to a permitted use

Section EV3.1415 Prohibited Uses

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Science Research Park District.

Section EV3.1420 Development Standards

- (a) Minimum lot area shall be twenty thousand (20,000) square feet. The requirement shall not be construed to prevent condominium-type developments which have smaller lot sizes as long as they have a mandatory owners association, and the land area under the jurisdiction of the association meets the minimum lot size requirements.
- (b) Minimum parcel width shall be one hundred (100) feet, and minimum parcel depth shall be one hundred fifty (150) feet.
- (c) Buildings and structures shall have a height not greater than fifty (50) feet.
- (d) Lot area coverage by buildings or structures shall not exceed sixty (50%) percent of the total lot area.
- (e) Minimum building setback lines shall be as follows:
 - (1)

Front yard	35 feet
Street side yard	25 feet
Interior side yard	None required except adjacent to
Rear yard	residential district
 - (2) Where district abuts a street designated as a Special Landscape Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscape requirements.
 - (3) Where district abuts a residential district or residential portion of a Planned Development, see Section EV4.0225 (e) for setback and landscape buffer requirements.
- (f) For requirements on parking, landscaping, walls and fences, loading, lighting, storage and other design standards, the provisions of Division 4 shall apply.
- (g) All lots shall have a minimum of sixty (60) feet of access on a dedicated and improved street.
- (h) The provisions Division 4 shall apply to signs. In addition, the maximum area of any sign facing a residential zone shall be seventy-five (75) square feet.

- (i) Any structure originally designed as a residence, or as an accessory to a residence, shall not be used for any industrial purpose.
- (j) A business or industrial building shall not be constructed or established on the same lot together with an existing residential building.
- (k) All buildings erected, constructed or established, shall be entirely new and complete structures designed for business or industrial purposes only.
- (l) All uses shall be conducted within a completely enclosed building except as follows:
 - (1) Off-street parking and loading areas.
 - (2) No outdoor storage shall be permitted except for fleet vehicles and light trucks (not exceeding 6,000 pounds) outdoor storage tanks may be permitted at a height not to exceed eight (8) feet from highest finished grade wind screen from public view by concrete masonry or other similar materials.