

(3) For properties within the OV zone, the requirements of RCDG 20C.60.25-020(4), Site Requirements, and RCDG 20C.60.30, Special Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Regulations shall be applied to all adjoining properties in a common ownership. Properties under a lease of at least

10 years' duration, including renewals, shall be considered an ownership interest for the purposes of this subsection.

(4) Site Requirements in Business, Manufacturing and Industrial Zones.

**Business and Manufacturing Park Requirements**

Site Requirement	Zoning Districts			
	BP	OV	MP	I
Minimum Tract Area For Development	1.5 acres	1.5 acres	1 acre	1 acre
Minimum Lot Frontage (in feet)	30'	30'	30'	30'
Minimum Building Front, and All Street Setbacks (in feet)	30' <sup>1</sup>	10' <sup>2</sup>	30'	30'
Minimum Building Rear Setbacks (in feet)	20' <sup>1</sup>	20' <sup>1</sup>	10' <sup>3</sup>	10' <sup>3</sup>
Minimum Building Side Setbacks (in feet)	40' <sup>1</sup>	20' <sup>1</sup>	10' <sup>3</sup>	10' <sup>3</sup>
Minimum Building Separation (Except for Accessory Structures) <sup>4</sup>	NS	NS	NS	NS
Maximum Lot Coverage of Structures and Other Impervious Surfaces <sup>5</sup>	75%	80%	80%	80% <sup>6</sup>
Minimum Landscaped Area/Landscaping Requirements <sup>7</sup>	See RCDG 20D.80.10-070(2).	20% of site area.	NS	NS
Maximum Height (in feet) <sup>8</sup> for Non-Residential Buildings	45'	4 stories or 56' <sup>9</sup> whichever is less	45' <sup>10</sup>	60' <sup>11</sup>
Maximum Height (in feet) <sup>8</sup> for Mixed-Use Buildings that include Residential Uses in at least Two Floors where allowed	55' <sup>12</sup>	60' <sup>12</sup>	NS	NS
Maximum Floor Area Ratio (FAR) without TDRs <sup>5 13 14</sup> for Non-Residential Uses	0.45	0.4	0.50	0.50
Maximum Floor Area Ratio with TDRs <sup>5 14 15</sup> for Non-Residential Uses	1.0	0.47	1.0	1.0
Maximum Floor Area Ratio (FAR) without TDRs <sup>5 13 14 15</sup> for Residential Uses in Mixed-Use Buildings where allowed	0.68 <sup>12</sup>	0.68 <sup>12</sup>		
Maximum Floor Area Ratio (FAR) with TDRs <sup>5 14 15</sup> for Residential Uses in Mixed-Use Buildings where allowed	1.0 <sup>12</sup>	1.0 <sup>12</sup>		
Pedestrian Requirements	NS Yes <sup>17</sup>	Yes <sup>16</sup>	NS	NS

Notes:

NS = No standard.

<sup>1</sup>Subject to buffering and landscaping requirements of Chapter 20D.80 RCDG, Landscaping and Tree Protection.

<sup>2</sup>See RCDG 20C.60.25-050, Building Setbacks.

<sup>3</sup>No setback is required for joint or common wall construction located on property line.

<sup>4</sup>As required by RCDG Title 20E, Building and Construction Codes, or its successor.

<sup>5</sup>For properties under a common ownership that are contiguous or separated only by rights-of-way, FARs may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties provided the averages or transfers are consistent with all other applicable regulations.

<sup>6</sup>Industrial uses on sites less than 10 acres are allowed to exclude lined ponds that are part of a water treatment facility as part of this percentage.

<sup>7</sup>See Chapter 20D.80 RCDG, Landscaping and Tree Protection, for tree protection and landscaping requirements. Outside of parking lots, the L1 General Landscaping Standard in RCDG 20C.50.25-080, Landscaped Areas, shall be used in the OV zone in place of the Type IV – Open Area Planting in RCDG 20D.80.10-080(d), Types of Planting.

<sup>8</sup>See RCDG 20C.60.25-065, Maximum Height of Structures in a Transition Overlay, for maximum building heights in transition overlays.

<sup>9</sup>If the proposed building is more than 750 feet from a residential zone or Neighborhood Protection Street, the maximum height may be increased to five stories or 65 feet, whichever is less.

<sup>10</sup>Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two stories and 25 feet. No building over two stories may be converted to office uses.

<sup>11</sup>Rock crushing equipment, asphalt and concrete batch plants, silos, and other related equipment may extend to a maximum height of 90 feet.

<sup>12</sup>Allowed in upper stories of buildings where there are no adverse impacts to surrounding businesses or residences.

<sup>13</sup>All legal conforming lots are allowed the greater of either the maximum allowed FAR, or 10,000 square feet buildable area given they can meet all other applicable site requirements.

<sup>14</sup>Building space to be used exclusively for day-care centers may be constructed with a gross floor area that exceeds the Maximum Floor Area Ratio (FAR) without TDRs without the requirement to purchase TDRs if the following requirements are met. First, the building space shall be permanently used exclusively for a day-care center and deed restrictions shall limit the building space to this purpose. Second, in no case shall the gross floor area of the building space used for any or all purposes exceed the Maximum Floor Area Ratio with TDRs unless otherwise authorized by the Development Guide.

<sup>15</sup>Please refer to RCDG 20D.200.10, Transfer of Development Rights (TDR) Program, and RCDG 20C.60.30-050 Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones.

<sup>16</sup>See RCDG 20C.50.25-110, Pedestrian Standards. For closed campuses, the pedestrian standards shall be met, but they can be closed to the public by gates or other means.  
(Ord. 2052; Ord. 2027)

17 When located in the Willows/Rose Hill Neighborhood. See RCDG 20C.50.25-110, Pedestrian

#### **20C.60.25-030 Minimum Tract Area.**

- (1) Purpose. The minimum tract area is necessary to ensure that developments have enough land to accommodate necessary site requirements, and to provide facilities necessary to make the use compatible with other uses in the zone.
- (2) Requirements. Where indicated on the chart, the minimum tract area for development establishes the minimum land area required before a development project application may be submitted. Unoccupied, accessory utility facilities are exempt from this requirement. No lot shall be created which is smaller than the minimum tract area except for pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceeds the minimum tract area. (Ord. 2027)

#### **20C.60.25-040 Minimum Lot Frontage. Standards.**

- 1) Purpose. The minimum lot frontage is designed to prevent congestion by allowing for on-site parking and to reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access or the lot is not wide enough to allow the effective use of fire trucks from the street.
- (2) Requirement. Minimum lot frontage is the width of the lot that adjoins a public or private street or approved access corridor. (Ord. 2027)

#### **20C.60.25-050 Building Setbacks.**

- (1) Purpose. The purpose of front, street, rear, and side setbacks area is to help maintain the desirable character of the community, provide adequate light and air to all properties, reduce incompatibilities such as excessive light and noise, prevent over-