Sec. 24-544. - Technical Research Park District (TRPD).

A. *Purpose.* The Technical Research Park District is an area of high quality office use, including technical laboratory, computer center, engineering/operations and research facility uses, which is in close proximity to Interstate highway Loop 610 and is characterized by the zoning requirements set forth in this Section.

B. *Permitted uses.*

1) Public Parks.

2) Utilities:

a) Local utility distribution lines;

b) Telephone lines and related cross connecting points.

3) Accessory Uses, subject to the requirements of Section 24-510.

4) Facilities owned and maintained by the City.

C. *Specific uses.*

1) Churches.

2) Schools.

3) Office buildings.

4) Parking structures and parking lots (private).

5) Central plant including electrical generating facility (private).

6) Automobile service station.

7) Radio, television and microwave antenna or tower.

8) Technical research laboratories.

9) Computer operations.

D. *Standard regulations.*

1) *Size and area.*

a) Lot area: The minimum lot area shall be two (2) acres.

b) Maximum building height: No building, except those buildings and their appurtenances existing as of November 1, 1983, shall have a height in excess of six (6) stories (excluding cooling towers, roof gables, chimneys, radio and television antennas, vent stacks and similar extensions which may extend for an additional height, the total not to exceed eighty-four (84) feet. A greater height may be permitted in the granting of a specific use amendment for radio, television and microwave antenna or tower.

c) Maximum floor area to site area: One hundred (100) percent of site area.

d) Building lines (except those buildings and their appurtenances existing as of November 1, 1983):

1. No building shall be constructed less than fifty (50) feet from the right-of-way line of the abutting Interstate Highway Loop 610 Service Road;

2. All other building lines shall be computed on the basis of a ratio of .84-foot of building height per one foot of distance between said building lines and the nearest point on a lot zoned residential or in residential use that is outside of the district and existing on the date said district is established by ordinance.

e) Maximum site coverage: Seventy-five (75) percent of site area.

f) Site plan review required: All specific use applications in this district require site plan review and approval to ensure conformance with the standards for this district and other applicable provisions of the City Code. Applicants shall satisfy all application and submittal requirements for the site plan review itemized in Section 24-524.

2) [Deleted.]

3) Screening. Shall comply with Section 24-513.

4) Outdoor lighting. All outdoor lighting shall be located, screened or shielded so that adjacent residential lots or structures are not directly illuminated.

(Ord. No. 16-062, § 1, 10-17-2016)