

ARTICLE 55. - RESEARCH PARK 2 DISTRICT REGULATIONS

Purpose . The purpose and intent of the Research Park 2 District Regulations are to provide a protective district with a balance of mixed-use and live-work developments for the orderly growth and development of research-based industries and uses which are, by virtue of control, mutually harmonious with other industries and uses permitted, as well as with residential, commercial, and other uses permitted in nearby districts.

These Research Park 2 District regulations are intended to promote the physical and mental health, safety, morals, welfare, comfort, and convenience of the inhabitants of this district and its environs.

Within the Research Park 2 District as shown on the official Zoning Maps of the City of Huntsville, the following regulations shall apply:

55.1. - Uses permitted.

No building, structure, or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged, or maintained, except for the uses listed below. The following uses must be contained within a mixed-use development, having no less than two stories with two or more uses.

Agricultural uses, provided no sales are made on the premises, but not including commercial animal or poultry farms or kennels.

Banks and credit unions.

Barber shops, beauty parlors, reducing salons and fitness/exercise centers.

Educational, scientific and research organizations.

Federal, state, county, city or public utility owned or operated buildings and uses.

Limited, temporary sleeping quarters for scientists, laboratory technicians, custodians and caretakers that are demonstrated to be necessary to carry out a permitted use in this district.

Mobile food vending sites.

Mobile food vending units.

Office buildings for general office purposes.

Pickup stations for laundry or dry cleaning; no cleaning permitted on-site.

Research, experimental and testing laboratories.

Research and development and limited manufacturing and processing where at least 30 percent of the building area is devoted to non-manufacturing activities to include offices, laboratories, technical support, etc. The remaining 70 percent may be used for manufacturing, assembly, storage and related uses.

Residential dwelling units—provided such residential units occupy upper-story space within new or rehabilitated existing buildings having non-residential uses on the street level and provided that such residential units are in compliance with all applicable regulations for habitable space.

Retail sales, cafes, delicatessens, coffee shops and restaurants without alcoholic beverages—provided that such uses shall be limited to the ground floor of mixed-use developments only. Prohibited uses include tattoo and body piercing parlors and tobacco and vapor shops.

Structures accessory to uses permitted by section 50.1 hereof including, but not limited to, warehouses, storage buildings, and pump houses provided such accessory uses shall not exceed 20 percent of the total building area of the primary use.

Accessory uses to uses permitted in the Research Park 2 District such as recreational facilities and dining facilities in connection with the operation of an establishment and primarily for employees, students, or faculty.

Permitted uses as special exceptions as defined and regulated by subsection 92.5.3 hereof.

(Ord. No. 18-230, § 1, 5-24-2018)

55.2. - Performance standards.

The performance standards listed below shall be required for all uses located in the Research Park 2 District.

55.2.1. *Air pollution*. Every use shall be so operated as to comply with the emission limitations specified in chapter 12, article II, section 12-31, Code of Ordinances, City of Huntsville, Alabama, April 2003, as the same may be amended or revised, except that in the case of visible emission restrictions no visible emissions will be allowable.

55.2.2. *Odor*. No odors shall be emitted that are detectable without instruments at or beyond any property line, excluding food preparation establishments.

55.2.3. *Vibration*. Maximum permitted vibration from any cause shall not exceed the following, when measured at the lot line:

Frequency (Cycles per Second)	Displacement (Inches)
10 and below	.0008
10—20	.0005
20—30	.0003
30—40	.0002
40—50	.0001
50 and above	.0001

55.2.4. *Noise*. Every use shall be so operated as to comply with the noise limitations specified in chapter 12, article V, Noise, Code of Ordinances, City of Huntsville, Alabama, April 2003, as the same may be amended or revised.

55.2.5. *Fire and explosion hazard*. All activities and all storage of flammable and explosive materials shall be in accordance with the National Board of Fire Underwriters' publications and other local ordinances.

55.2.6. *Glare*. No direct or reflected glare shall be produced so as to be visible at or beyond any lot line.

55.2.7. *Radiation*. Research operations shall cause no dangerous radiation at any property line as specified by the regulations of the Alabama Department of Public Health, Bureau of Radiological Health.

55.2.8. *Radioactive materials* . The handling of radioactive materials, the discharge of such materials into air or water, and the disposal of radioactive wastes, shall be in conformance with the regulations of the Alabama Department of Public Health, Bureau of Radiological Health.

55.2.9. *Electromagnetic interference* . Industries shall emit only that amount of unshielded spurious electromagnetic radiation as is necessary for the conduct of their operations. Federal Communications Commission requirements shall govern maximum radiation which tends to interfere with meaningful signals.

55.2.10. *Water pollution* . No effluent shall be discharged in any stream. Discharge into the Huntsville sewerage system shall be as approved by the City of Huntsville Engineer of Public Works.

55.2.11. *Waste* . All industrial wastes shall be treated and disposed of in such a manner as to comply with all federal, local, and state standards.

(Ord. No. 18-230, § 1, 5-24-2018)

55.3. - Density regulations.

The following yard, density, and height of building requirements shall be observed:

55.3.1. Minimum required depth of front yard: None, but shall conform to the building setback lines established by the approved subdivision plat.

55.3.2. No principal or accessory structure shall be located less than ten feet from any side lot line, except that when the side of the lot abuts a residential district, a minimum of 30 feet is required.

55.3.3. No principal or accessory structure shall be located less than 25 feet from any rear lot line, except that when the rear of the lot abuts a residential district, a minimum of 30 feet is required.

55.3.4. Exterior storage of materials shall not be placed in any required yard and shall be contained by fencing in such a manner as to be neat in appearance when viewed from any street.

55.3.5. Buildings shall not cover an area greater than 85 percent of the total area of the tract upon which the buildings are located.

55.3.6. Maximum height: Unlimited.

(Ord. No. 18-230, § 1, 5-24-2018)

55.4. - Street access and frontage.

55.4.1. Each lot shall have a minimum frontage of 150 feet on a public road; provided however, the director of planning may approve a lesser frontage to a minimum of 100 feet for lots located on cul-de-sacs or on street curves, or having other extraordinary characteristics.

55.4.2. Access to building sites shall be via collector or arterial streets. No access roads serving plants shall be permitted which may place heavy traffic on residential streets which are not classified as major collector or arterial streets.

(Ord. No. 18-230, § 1, 5-24-2018)

55.5. - Off-street parking and loading requirements.

For multi-tenant, mixed-use, and residential dwelling units, shared parking and loading requirements shall be provided as set forth in the shared parking factor matrix of article 27 hereof.

55.5.1. Parking areas shall be paved and properly drained. No parking shall be permitted any place other than paved parking areas.

55.5.2. Loading areas shall be located and properly screened so as to be not visible from any existing or proposed street.

Required bicycle parking spaces and facilities shall be provided as set forth in article 76 hereof.

(Ord. No. 18-230, § 1, 5-24-2018)

55.6. - Signs permitted.

For multi-tenant, mixed use and residential dwelling units only, signs shall be permitted in accordance with section 72.4.3 and shall be regulated in accordance with the provisions of article 72—Sign Control Regulations.

(Ord. No. 18-230, § 1, 5-24-2018)

55.7. - Landscaping requirements.

Every building site on which a building shall be placed shall be landscaped in the following manner. All landscaping must be installed in accordance with the provisions of section 73.19—Installation of Landscaping.

55.7.1. All side and rear yards shall have not less than a ten-foot wide strip of land adjacent to the property lines planted and maintained, except that where a rear or side yard abuts a residential district, then a 30-foot wide strip of land shall be provided. Within the 30-foot strip there shall be a 15-foot wide planting screen as provided for in section 3.1—Buffer of Screen Planting.

(Ord. No. 18-230, § 1, 5-24-2018)

55.8. - Off-street parking and vehicular use area (PVA) landscaping and lighting.

Landscaping and lighting of off-street parking and vehicular use areas are required in accordance with article 71—Off-Street Parking and Vehicular Use Area Landscaping Requirements.

(Ord. No. 18-230, § 1, 5-24-2018)

55.9. - District requirements.

For land to be designated as a Research Park 2 District it must satisfy the following conditions:

55.9.1. The land must be located within or contiguous to the Research Park district only.

55.9.2. The Research Park 2 District must be directly accessible from collector or arterial streets when developed.

(Ord. No. 18-230, § 1, 5-24-2018)

55.10. - Development procedure for tracts or parcels.

55.10.1. Any landowner of property lying in a Research Park 2 District desiring to dedicate any street, road, or right-of-way to the public must submit to the planning commission a plan of the proposed street, road, or right-of-way for approval.

55.10.2. Anyone desiring to secure a building permit for the use of land lying in a Research Park 2 District must submit to the director of planning a generalized plot plan of the tract to be developed for approval. Such generalized plot plan shall have shown thereon the following information:

- (1) Location map showing the boundaries of the tract to be developed.
- (2) The general location of main buildings proposed to be constructed.
- (3) The general location of parking areas, loading docks, and public and/or private access ways.
- (4) Site grading and storm drainage plan.
- (5) Proposed utilities services.
- (6) Required screening.
- (7) Required and adequate easements.
- (8) Landscaping provisions.

The director of planning shall review and approve by signature the proposed plot plan upon finding that the same complies with these regulations. If the proposed plot plan is not approved, the director of planning shall state in writing on the proposed plot plan the cause for such disapproval.

(Ord. No. 18-230, § 1, 5-24-2018)

55.11. - Alcoholic beverage establishment regulations.

Alcoholic beverage establishments shall be permitted in accordance with section 75.3—Permitted Establishments by Districts, subsection 75.3.1, and shall be regulated by article 75—Alcoholic Beverage Establishment Regulations.

(Ord. No. 18-230, § 1, 5-24-2018)