



Life Sciences Center (LSC)

Density and Height Limits

The LSC zone is intended primarily for research, development, education, and related activities. The primary purpose is to promote research, academic, and clinical facilities that advance the life sciences, health care services, and applied technologies. It is also the purpose of the LSC zone to provide opportunities for the development of uses that support a Life Sciences Center while retaining an environment conducive to high technology research, development, and production. Retail sales and personal services are allowed but are intended for the convenience of employees and residents in the zone.



Overview of Development Standards

Standard method density is limited as indicated in the table below or on the zoning map, whichever FAR is less. Optional method is limited to the density and height indicated on the map.

Intent

Density in the LSC zone is calculated as an allowed floor area ratio (FAR). FAR is the ratio of the total floor area of buildings on a property to the size of that property. Each LSC zone has a unique sequence of maximum total FAR and maximum height (H) subject to the limits specified in the table to the right. For example, an LSC zone with a maximum total FAR of 2.0 and a maximum height of 70 feet would be mapped as:

Example LSC2.0 H70

Current vs. Proposed LSC zone

- Public benefit points are a new feature of the proposed LSC zone; new features also include Build-to Area, form standards, and parking lot setbacks for development on certain street classifications or based on master plan recommendations
- Proposed LSC zone has a lower public open space requirement
- Proposed LSC zone allows approval of certain small standard method development projects without a site plan
- Uses and other standards and requirements of the LSC zone are substantively the same

Development Standard	Standard Method	Optional Method
Total FAR (max)	The greater of 0.5 FAR or 10,000 SF of GFA	0.5 - 2.5
Height (max)	35' - 200'	35' - 200'
Build-to Area	The area on the lot where a certain percentage of the front façade of a building must be located	Established at site plan
Form Standards	Includes building orientation and transparency requirements for apartment/condo, multi use and general building types	Established at site plan
Parking Lot Location	Not allowed between building and street in certain instances	Established at site plan
Public Open Space (min % of site area)	0 - 10% (for most building types)	0 - 10% (for most building types)
Site Plan Required	For certain limited uses, or a development application including permitted or limited uses with $\geq 10,000$ SF of GFA or $> 40'$ in height and is abutting or confronting property in an Agricultural, Rural Residential, Residential, or Residential Floating zone	Yes, plus a sketch plan
Public Benefits Required	No	Yes
Compatibility Standards	Yes	Established at site plan

