

## Sec. 3-37-34. - 5.5 Medical and Science.

- A. *Intent.* This category allows the development of a biomedical/high technology complex combining health care facilities and related businesses, medical research and education, general research and development, and light manufacturing and assembly in one master planned area.

(5.5)	Irvine Spectrum 4 (Planning Area 13)
(5.5A)	Irvine Spectrum 6 (Planning Area 31)
(5.5B)	Jamboree Business Center, East (Planning Area 10)
(5.5C)	Planning Area 17 (east of Laguna Canyon Road)
(5.5D)	Irvine Spectrum 8 (Planning Area 40)
(5.5E)	Reserved
(5.5F)	Planning Area 6 (Portola Springs)
(5.5G)	Planning Area 17 (west of Laguna Canyon Road)
(5.5H)	Planning Area 12 (Oakcreek)

B. *Permitted uses.*<sup>1</sup>

1. Accessory use.
2. Agriculture (interim use).
3. Alternative health care provider.
4. Caretaker's quarters.
5. Emergency shelters.
6. Financial institution (except drive-thru).
7. Industry, service. (5.5F if located on a parcel more than 200 feet from a street intervening between residential and Medical and Science uses. If less than 200 feet, conditionally permitted.)
8. Information center.
9. Manufactured structure (up to two years).
- 10.

Manufacturing, light. (5.5F if located on a parcel more than 200 feet from a street intervening between residential and Medical and Science uses. If less than 200 feet, conditionally permitted.)

11. Mini-warehouse (permitted only in 5.5B Jamboree Business Center, East, 5.5C Planning Area 17, and 5.5A Spectrum 6).
12. Office, administrative, business professional.
13. Office, design professionals (permitted only in Planning Areas 12, 13, 17, 31, 32, 34, 35, 40).
14. Office, headquarters.
15. Office, medical.
16. Outdoor vendor.
17. Park.
18. Public park facility (only in public parks).
19. Pushcart.
20. Recreational vehicle storage, public (permitted only in 5.5B Jamboree Business Center, East; 5.5C Planning Area 17; 5.5D Irvine Spectrum 8, if located 225 feet or more from the Jeffrey Open Space Trail, 5.5A Irvine Spectrum 6).
21. Research and development.
22. Restaurant (prohibited in 5.5B Jamboree Business Center, East).
23. Restaurant, fast food (except drive-thru) (prohibited in 5.5B Jamboree Business Center, East).
24. Restaurant, fast food (drive-thru) (permitted in 5.5C Planning Area 17; 5.5D Irvine Spectrum 8; 5.5 E Planning Area 9; and 5.5F Planning Area 6).
25. Retail and/or service business, general (except drive-thru) (prohibited in 5.5B Jamboree Business Center, East).
26. Retail and/or service business, general (drive-thru) (permitted in 5.5D Irvine Spectrum 8).
27. Reverse vending machine.
28. School, public. (prohibited in 5.5B Jamboree Business Center, East).
29. Vehicle leasing and rental (5.5B Jamboree Business Center, East; 5.5C: Planning Area 17; 5.5D Irvine Spectrum 8, if located 225 feet or more from the Jeffrey Open Space Trail).
30. Veterinary service, domestic (prohibited in 5.5B Jamboree Business Center, East).
31. Warehouse and sales outlet. (5.5F if located on a parcel more than 200 feet from a street intervening between residential and Medical and Science uses. If less than 200 feet, conditionally permitted.)
32. Warehousing, storage and distribution. (5.5F if located on a parcel more than 200 feet from a street intervening between residential and Medical and Science uses. If less than 200 feet, conditionally permitted.)
- 33.

Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

C. *Conditional uses.* <sup>1,2</sup>

1. Ambulance service.
2. Bar, tavern, cocktail lounge (prohibited in 5.5B Jamboree Business Center, East).
3. Carwash (prohibited in 5.5B Jamboree Business Center, East).
4. Child care center (prohibited in 5.5E and 5.5F).
5. Churches (and other Places of Worship) <sup>3</sup> (prohibited in 5.5F).
6. Community facility (prohibited in 5.5B Jamboree Business Center, East; prohibited in 5.5F).
7. Commercial recreation facility (prohibited in 5.5B Jamboree Business Center, East).
8. Conference/convention facility (prohibited in 5.5B Jamboree Business Center, East).
9. Congregate care facility (prohibited in 5.5B Jamboree Business Center, East; prohibited in 5.5F).
10. Convalescent home (prohibited in 5.5B Jamboree Business Center, East; prohibited in 5.5F).
11. Convenience or liquor store (prohibited in 5.5B Jamboree Business Center, East).
12. Equipment rental.
13. Financial institution, drive-thru.
14. Fraternal and service club (prohibited in 5.5B Jamboree Business Center, East).
15. Funeral home/mortuary (prohibited in 5.5B Jamboree Business Center, East).
16. Gas station/fuel dispenser (prohibited in 5.5B Jamboree Business Center, East).
17. Government facility (prohibited in 5.5B Jamboree Business Center, East).
18. Health club.
19. Heliport (prohibited in 5.5B Jamboree Business Center, East; 5.5D Irvine Spectrum 8, if located 225 feet or more from the Jeffrey Open Space Trail).
20. Hospital (prohibited in 5.5B Jamboree Business Center, East; prohibited in 5.5E and 5.5F).
21. Hotel/motel.
22. Manufactured structure (over two years).
23. Massage establishment and related businesses.
24. Residential care facility (prohibited in 5.5B Jamboree Business Center, East; prohibited in 5.5F).
25. Residential, not-for-profit <sup>7</sup> (5.5G Planning Area 17 only).
26. Restaurant, fast-food (drive-thru) in 5.5A, Spectrum 6, Planning Area 31 only (permitted use in 5.5C).

- 27. School, private<sup>4</sup> (prohibited in 5.5F).
- 28. Single room occupancy (SRO).
- 29. Supportive housing — Small (5.5G Planning Area 17 only).
- 30. Supportive housing — Large (5.5G Planning Area 17 only).
- 31. Transitional housing — Small (5.5G Planning Area 17 only).
- 32. Transitional housing — Large (5.5G Planning Area 17 only).
- 33. Utility building and facility.

D.	<i>Minimum site size</i>	10,000 square feet
E.	<i>Maximum site coverage</i>	50%. When parking structures are provided, coverage may be increased to 66%.
F.	<i>Maximum building height</i>	Buildings proposed higher than 200 feet will require application to the Federal Aviation Administration and approval by the Orange County Airport Land Use Commission.
		5.5A: The maximum height of all structures shall be restricted to 120 feet.
		5.5B: The maximum height of all structures shall be restricted to 45 feet. This height may be increased to 50 feet with architectural features.
G.	<i>Minimum site landscaping</i>	15%
H.	<i>Building setbacks</i> <sup>5,7</sup> from:	
	Freeways, transportation corridors	30 feet
	Thruways	40 feet
	Parkways	40 feet

		Community collectors	40 feet
		Neighborhood collectors	40 feet
		East/west San Diego Creek ROW	30 feet
		Interior boundary if adjacent to residential uses:	
		Side	<p>When no master plan or CUP is required for a building constructed in the 5.5 Medical &amp; Science Zone, the side building setbacks shall be a minimum of 10 feet measured from the property line. If the building is adjacent to a street, the street side setbacks identified in Section 3-37-34.A shall also apply, with the more restrictive governing.</p> <p>5.5H: 40 feet</p>
		Rear	<p>When no master plan or CUP is required for a building constructed in the 5.5 Medical &amp; Science Zone, the rear building setbacks shall be a minimum of 10 feet measured from the property line. If the building is adjacent to a street, the street side setbacks identified in Section 3-37-34.A shall also apply, with the more restrictive governing.</p> <p>5.5H: 20 feet</p>
		Interior boundary if adjacent to nonresidential uses:	

		Side	To be determined at time of master plan or conditional use permit review 5.5H: 40 feet
		Rear	To be determined at time of master plan or conditional use permit review 5.5H: 20 feet
		Building to building	10 feet

<sup>1</sup> Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

<sup>2</sup> A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

<sup>3</sup> A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

<sup>4</sup> A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

<sup>5</sup> Exceptions to these building setback requirements appear on the setback exceptions matrix in Section 3-27-2.

<sup>6</sup> See Sections 9-30-5 and 9-30-7 for exceptions within Planning Area 30.

<sup>7</sup> The Planning Commission shall have the discretion to approve requests for reduced setbacks for not-for-profit housing projects to allow for a reduction of up to 10 feet less than the Code-required setback in the 5.5G Zone. Such requests for setback reductions shall be considered at time of conditional use permit review.

(Code 1976, § V.E-325.5.5; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 98-07, § 3, 7-14-98; Ord. No. 99-03, § 3, 2-9-99; Ord. No. 99-21, § 4, 11-30-99; Ord. No. 00-02, § 4, 2-8-00; Ord. No. 00-11, § 3.D, 10-10-00; Ord. No. 00-14, § 4.B, 11-14-00; Ord. No. 01-10, § 3, 5-8-01; Ord. No. 02-06, § 1, 3-26-02; Ord. No. 02-09, §§ 1—7, 6-11-02; Ord. No. 02-11, § 7, 7-9-02; Ord. No. 03-02, § 4, 1-14-03; Ord. No. 03-13, § 9, 5-13-03; Ord. No. 05-13, §

4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 05-19, § 4, 9-27-05; Ord. No. 08-08, § 5, 8-12-08; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 10-04, § 3, 4-13-10; Ord. No. 12-09, § 3(Exh. A), 5-22-12; Res. No. 15-86, § 3(Exh. A), 8-11-15)