

## ARTICLE 22

# OR, OFFICE RESEARCH DISTRICT

### Preamble

The purpose of the OR, Office Research District is to provide an environment where high tech uses and functions such as engineering, design, research and development, photonics/optics, computer assisted design, robotics research, numerical control equipment, (CAD/CAM), prototype development, biotechnology, lasers, and medical research can be located; and where materials testing, telecommunications, and related storage, warehousing and limited assembly operations associated with principal permitted uses can be located. Advances in industry and technology have created uses which are related to industry and office uses, but may not be appropriate or function adequately in a typical industrial or office zoning district. The OR, Office Research District is intended to be developed in a campus-type environment, with generous landscaping and attractive buildings, where permitted uses will not be negatively impacted by the elements and conditions (such as extensive heavy truck traffic) commonly found in a conventional Industrial District. Such areas are often in high image locations and are visible from major roads. Site plan review is required for all uses in the OR District.

### SECTION 22.01. Principal Uses Permitted

In the OR, Office Research Districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance.

- A. Laboratories, offices and other facilities for basic and applied research, experimentation, testing, product design, technology development, consulting and business development.
- B. Business schools and training facilities.
- C. Office buildings, including, but not limited to any of the following businesses: executive; administrative; professional; accounting; engineering; planning; architecture; drafting; writing; clerical; stenographic; and sales provided that no display shall be visible from the exterior of the building, and that such sales shall be clearly incidental to the principal office use in the determination of the Planning Commission.
- D. Data processing and computer centers, including service and maintenance of electronic data processing equipment.
- E. Any use charged with the principal function of research in the area of photonics/optics, robotics, and electronic equipment.
- F. A high technology service use, which has as its principal function the providing of services including computer information transfer, communication, distribution, management, processing, administrative, laboratory, experimental, developmental, technical, or testing services.

- G.** A high technology industrial use, which has as its principal function prototype development in limited quantities. Such uses may include but are not limited to agricultural technology; biological or pharmaceutical research; software technology; telecommunications; biomedical technology; machine flow control, fluid transfer and fluid handling technology; defense and aerospace technologies; or other technology oriented or emerging industrial or business activity. Permitted high technology industrial uses shall not include heavy manufacturing, heavy stamping operations, or any manufacturing from raw unprocessed materials.
- H.** Research, development, engineering, and design, of high-technology equipment, including equipment involved in any high technology industrial activity as defined in Subsection G above, instrumentation or associated computer software.
- I.** Engine product research, fluid transfer and handling product research, development, engineering, design, testing, and related office, sales and administrative uses.
- J.** Publicly owned and operated buildings and facilities, such as fire stations.
- K.** Accessory structures and uses customarily incidental to the above permitted uses, subject to the following:
  - 1. Accessory storage of products and materials necessary to the permitted operation may be provided within the building. Outdoor storage shall be prohibited.
  - 2. Child care centers, recreation and fitness facilities, cafeterias, health care services, financial services and similar uses may be permitted as accessory uses, if such uses are located wholly within the principal building (except for outdoor recreation and fitness facilities), conducted for the convenience of the employees of the principal use and have no exterior advertising or displays.
- L.** Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- M.** Except in the TC, Town Center Overlay District, uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

**SECTION 22.02. Special Land Uses Permitted**

The following uses may be permitted by the Planning Commission, under the purview of Article 34.03, after site plan review and public hearing, and subject further to such other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and Township:

- A.** Testing facilities for prototype products and other outdoor facilities used for training employees in activities applicable to the permitted use. Such facilities shall be completely screened from adjacent properties and road rights-of-way.

- B.** Medical offices, clinics research, and medical supply facilities, including auxiliary or accessory laboratories. Such uses may include sports medicine, medical wellness, physical therapy, physical medicine, and similar facilities. Substance abuse (drugs and alcohol) treatment facilities, and facilities principally for emergency services or that provide 24 hour services shall not be permitted.
- C.** Institutional uses.
- D.** Retail uses, which in the determination of the Planning Commission, are incidental and complementary to the principal technology and research uses, including business services such as printing, copying and mailing.
- E.** Restaurants or other places serving food and/or beverages without open front windows, drive-ins or drive through service, and located within a building containing one or more principal uses.
- F.** Banks, credit unions and other similar financial services.
- G.** Public utility transformer stations, substations and gas regulator stations without service or storage yards. Such uses shall be required to provide a front yard setback of not less than fifty (50) feet, irrespective of the yard requirements of the district in which it is located, and two side yards and a rear yard setback of not less than twenty-five (25) feet in width each.
- H.** Wireless communication antennas and their accessory facilities provided the antenna is located on an existing wireless communication tower, and provided further that the antenna and facilities comply with Commerce Charter Township Code. . A replacement wireless communication tower shall be allowed only in the event such tower needs to constructed to accommodate co-location.

**SECTION 22.03. AREA, HEIGHT AND BULK REQUIREMENTS**

See Table 6.01, Summary of Development District Regulations, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.