

ARTICLE 25

**ORI, OFFICE RESEARCH INDUSTRIAL
OVERLAY DISTRICT**

Preamble

The purpose of the ORI, Office Research Industrial Overlay 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, prototype development, biotechnology, lasers and medical research businesses can be located. Also, this district is intended to accommodate materials testing, telecommunications, and related storage, warehousing and limited assembly operations associated with the principal permitted uses. It is also a goal of this district to allow existing thriving industrial businesses to continue to prosper and grow within the district.

SECTION 25.01. Applicability of the Overlay Zoning Concept

The Office Research Industrial Overlay District is a mapped zoning district that imposes a set of requirements in addition to those of the underlying zoning district. In an area where an overlay zone is established, the property is placed simultaneously in the two zones, and the property may be developed only under the applicable conditions and requirements of both zones. Existing uses shall maintain conformity with the underlying Industrial District zoning, but any redevelopment or new development shall conform to the Office Research Industrial Overlay Zone. Thus, existing industrial businesses may continue to operate in conformity with this Ordinance and may even expand in accordance with the Industrial District zoning standards. When an existing industrial business ceases operation, redevelopment or new development on the site must conform to the Office Research Industrial Overlay Zone.

SECTION 25.02. Creation of Office Research Industrial Overlay District Boundaries

The Office Research Industrial Overlay District boundaries shall be established on the Official Zoning Map. Office Research Industrial Overlay District boundaries may be amended according to the Zoning Ordinance amendment procedures in Article 3.

SECTION 25.03. Permitted Uses and Structures in the Underlying Industrial District.

A. Principal Uses and Structures

In all areas zoned Office Research Industrial Overlay District, no building in the underlying industrial district shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the principal permitted uses listed in Article 23.

B. Special Land Uses

In all areas zoned Office Research Industrial Overlay District, the uses specified as special land uses in Article 23 may be permitted by the Planning Commission in the underlying industrial district, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission that are necessary to fulfill the purposes of this Ordinance; and the procedures and requirements in Article 34.

SECTION 25.04. Permitted Uses and Structures in the Office Research Overlay District

A. Principal Uses and Structures

In all areas zoned Office Research Industrial Overlay District, no building in the office research overlay district shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the principal permitted uses listed in Article 23.

B. Special Land Uses

In all areas zoned Office Research Industrial Overlay District, the uses specified in as special land uses in Article 23 may be permitted by the Planning Commission in the office research overlay district, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning.

SECTION 25.05. Area, Height and Bulk Requirements

See Article 6, Summary of Development District Regulations, limiting the height and bulk of buildings, the minimum size of lots permitted by land use, and the maximum density permitted.