

ARTICLE XVII

OR OFFICE RESEARCH DISTRICT

PURPOSE

The purpose of the Office Research District (OR District) is to provide a high quality environment conducive to the development of offices, research and development functions, and high tech uses. The uses allowed in this district are more limited than in the TAR district, and the restrictions of this district are based on operating characteristics and land use impacts rather than type of service or product. The OR District will permit those uses of the TAR District that are office-oriented and more compatible with nearby residential properties and uses. Manufacturing, assembly, warehousing/distribution centers, and truck transfer station operations are not permitted in the OR District.

The OR District requires a campus-type environment with generous landscaping and attractive buildings. The OR District must be located so that uses will be developed without creating negative impacts on adjacent uses from characteristics and conditions such as heavy truck traffic, noise, glare or emissions which are commonly found in a traditional Industrial District. Suitable areas for the OR District are often visible from freeways and high image locations.

SEC. 17.1 PRINCIPAL PERMITTED USES

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 in this Ordinance:

1. Offices, laboratories, and other facilities for basic and applied research, and experimentation, development testing, product design, technology development, consulting, and business development.
2. Business schools and indoor training facilities.
3. Office buildings, providing for such uses as corporate offices in accordance with the purpose of this district, including any of the following occupations: 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.
4. Data processing and computer centers, including service and maintenance of electronic data processing equipment.
5. Any use charged with the principal function of research in the area of photonics/optics, robotics, and electronic equipment.

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6. 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.
7. Research, development, engineering, design, prototyping, and accessory office, sales and administrative uses.
8. 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.
9. Accessory structures and uses customarily incidental to the above permitted uses, excluding outdoor storage. Accessory storage of products and materials necessary to the permitted operation shall be provided within the completely enclosed building, to the extent required by the Planning Commission.
10. Child care centers, recreation and fitness facilities, cafeterias, health care services, financial services and similar uses may be permitted as accessory uses if such use is located wholly within the building of the principal use which it serves (except for outdoor recreation and fitness facilities), is conducted primarily for the convenience of the employees of the principal use, and has no exterior advertising or displays.

SEC 17.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7, Special Land Uses, and further subject to the requirements listed below:

1. Motels and hotels.
2. Publicly owned and operated buildings and facilities, such as fire stations.
3. Banks, credit unions, and other similar financial services.
4. Retail uses which, in the determination of the Planning Commission, are incidental and complementary to the principal office research uses, including business services such as printing, copying, and mailing.
5. Restaurants or other places serving food and/or beverages without open front windows, drive-ins or drive through service.
6. Child care centers unlimited by size and as licensed by the State of Michigan, subject to the standards of Section 28.64.

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7. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering, and shall 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 (2) side yard and a rear yard setback of not less than twenty-five (25) feet in width each.
8. Limited outdoor storage which, in the determination of the Planning Commission, is incidental and complementary to the principal permitted use and cannot be accommodated within a structure.
9. Uses otherwise permitted in this district that involve, as an accessory function only, the receipt of finished goods in an unassembled state requiring minor reassembly on site prior to use.
10. Any other use of the same nature or class of uses listed in this district as either a principal permitted use or a special land use which the Planning Commission finds not to be inconsistent with the purpose of this Article, and which will not impair the present or potential use of adjacent properties. When considering other uses, the Planning Commission shall review the nature, functions and proposed location of the use to ensure that it will not conflict with other permitted uses in the district.

SEC 17.2A USES SPECIFICALLY PROHIBITED (added 3/14/10)

No building or land shall be used and no building shall be erected for any use which would be in violation of any State or Federal Law.

SEC. 17.3 DEVELOPMENT REQUIREMENTS

All principal permitted uses and special land uses shall comply with all applicable provisions of the Zoning Ordinance, including but not limited to the following:

1. Site plan and development approval for all uses as specified in Article 29 of this Ordinance.
2. Off-street parking for all uses as specified in Article 24 of this Ordinance, except that uses in the OR District shall provide one parking space for every two hundred (200) square feet of useable floor area, useable floor area being defined as eighty (80) percent of gross square footage. The Planning Commission may modify the above requirement, if in its sole determination, the use does not require the number of parking spaces specified above.
3. Off-street loading and unloading for all uses as determined necessary by the Planning Commission.
4. Landscaping, screening and land use buffers for all uses unless otherwise specified shall be in accordance with Article 26 of this Ordinance.
5. Signs for all uses as specified in Article 25 of this Ordinance, except that pole signs shall not be permitted.

6. Special Provisions, as specified in Article 28 of this Ordinance.
7. Height, area, lot coverage, and yard regulations as specified in Article 20, Schedule of Regulations of this Ordinance.
8. All uses, including storage of products and materials used and excluding surface parking, recreational activities, and utilities shall be conducted within a completely enclosed building, unless approved as a special land use.
9. No use shall be permitted which is either prohibited under Section 18.3 of this Ordinance or is a similar use which may create unusual danger for fire, explosion, toxic or noxious matter, radiation or which may cause noxious, offensive, unhealthful or harmful odors, fumes, dust, smoke, light, waste, noise or vibration.
10. The following specific requirements shall apply within the OR Office Research District:
 - (a) Environmental Performance Requirements. Compliance with Section 28.5, Environmental Performance Requirements, is required for all uses. In no case shall such impacts be detectable from districts in which residential occupancy is permitted within the Charter Township of Plymouth.
 - (b) Landscaping and Screening.
 - 1) Overall: The overall landscaping plan shall enhance the site and create a campus-like appearance and shall be in compliance with Article 26 of this Ordinance.
 - 2) Setback Areas: All setback areas shall be landscaped with lawns, trees, shrubs and/or other plants, and may include reflecting pools, retaining walls and other landscape construction harmonious with the overall landscape scheme.
 - 3) Parking and Loading Location and Screening: Parking and loading areas may be located in side and rear setback areas, but shall be prohibited from the front yard setback. On a corner lot, one of the front yards may be designated a side yard. Parking provided in a side or rear yard setback shall be provided with a twenty (20) foot greenbelt or acceptable substitute in the determination of the Planning Commission, located between the parking area and site boundary. All parking and loading areas shall be screened in compliance with Article 26 of this Ordinance.
 - 4) Interior Parking Lot Landscaping: A minimum of fifteen (15) square feet of interior parking lot landscaped area per parking space must be provided. Interior parking lot landscaping shall also meet the requirements of Article 26 of this Ordinance.

- (c) Fencing and Screen Walls. Fences and screen walls shall require review and approval by the Planning Commission as a part of the site plan approval. In an OR Office Research District protective or security fencing shall be considered a structure enclosing a piece of land or separating contiguous land, either in whole or part, serving the purpose of preventing intrusion onto or across a lot of record or any parcel or tract of unplatted land from without or straying from within. The following shall govern the height, location and placement of protective or security fencing:
- 1) Permit Required: In the OR District it shall be unlawful for any person to build, repair or relocate a protective or security fence without first having secured a fence permit therefore from the Department of Building and Code Enforcement.
 - 2) Maximum Height: The maximum height of a protective or security fence shall be six (6) feet.
 - 3) Material: Fences will not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Department of Building and Code Enforcement. Fences shall not be made of or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than one (1) inch by three (3) inch material and shall have an angle at the top of not less than ninety (90) degrees. Any chain link fences must be black and vinyl-coated. The fence shall comply with the requirements of applicable requirements of the State Construction Code enforced by the Township. Plastic or other type of strips intertwined in cyclone fencing shall be prohibited.
 - 4) Placement: Except as part of a special land use approval, no fence shall be built closer to the street than the front setback line applicable to the premises pursuant to the Article 20, Schedule of Regulations, provided no fence shall be built closer to the street than the established front building line along side streets or in front of the building closest to the streets on the fenced premises.
- (d) Yard Grading and Drainage as specified in Section 28.15 of this ordinance.
- (e) Sidewalks shall be provided as specified in Section 28.16 of this Ordinance.
- (f) Exterior lighting shall comply with the standards as specified in Section 28.8, Exterior Lighting.
- (g) The method of trash removal shall be presented to the Planning Commission for approval. Dumpsters and similar waste receptacles shall be subject to the requirements of Section 28.9, Waste Receptacles.
- (h) Building Design Standards.

- 1) All exterior walls of every building hereafter erected, extended or whose exterior is structurally altered, which faces a street or which is adjacent to property zoned or used as residential shall be designed, treated and finished in a uniform manner consistent with the exterior of the front of the building. Standard concrete or block shall be prohibited. All such buildings shall comply with Section 28.14, Building Design Standards.
 - 2) Site layouts and building orientations shall be designed to minimize adverse visual impacts of developments on residential uses in the area.
 - 3) Building elevations and landscaping provided on sites which abut a limited access highway shall be of equal importance and present an attractive appearance, comparable to the building front.
 - 4) Elevators, stairways, tanks, heating and air conditioning equipment, vents, ducts, pipes and other similar apparatus shall be screened from view from off-site by a penthouse or structure equal in height to the height of the equipment being screened. The outside finish materials shall be the same as or complimentary to the building facade finish materials to which it is attached. The Planning Commission may modify this requirement at site plan review.
- (i) Vehicular and Pedestrian Circulation.
- 1) Access to the development shall be provided in such locations and number so as not to create unnecessary traffic hazards on exterior roadways, considering the need to provide safe and efficient internal traffic circulation.
 - 2) The site plan shall be designed to provide safe and efficient internal traffic circulation and to protect pedestrians from unnecessary exposure to vehicular safety hazards.
- (j) Emergency Access. All buildings shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.
- (k) Underground utilities shall be provided as required by Section 28.10.
- (l) Environmental Features.
- 1) The developer shall make every attempt to preserve any natural features on the site that exist prior to development. Existing natural features shall be shown on the site plan.

- 2) If natural features need to be altered or removed, it shall be the responsibility of the developer to provide a written report explaining the rationale for such actions.