

## Article XVII

### RD RESEARCH AND DEVELOPMENT DISTRICT

#### Section 17.01 INTENT

This district provides for the development or redevelopment of larger parcels of land as an industrial subdivision. This district is located to permit the development of industrial uses consistent with road, transportation and utility service availability and to protect both the industrial park and the surrounding areas against the encroachment of incompatible uses. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of industrial park activities and the purpose of this district, have been excluded. Industrial park district development shall comply with the applicable sections of the City of Dexter Subdivision Regulations.

This district is has been established to promote and to protect the health, safety and welfare of the general public; designate, regulate, and restrict the location, purpose and use of buildings and all other research and development structures in Dexter and to protect the character and stability through promotion of orderly and beneficial development; to prevent overcrowding; to promote the most advantageous development and use of these lands; to provide for appropriate facility design in keeping with the character of the subdivision; and, to encourage and promote a healthy, stable local economy.

#### Section 17.02 PERMITTED PRINCIPAL USES

- A. Research facilities.
- B. Manufacturing, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, non-animal agricultural products, hardware and cutlery, tools, die, gauge and machine shops, however excluding:
  - 1. Smelting or other similar processing of raw ores and metals.
  - 2. All petroleum products and products with petroleum bases, from asphalt to perfume.
  - 3. Slaughtering and/or processing of animals and animal parts.
- C. Manufacturing, compounding, assembling, or treatment of articles or merchandise from previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.
- D. Manufacturing of wine, beer and/or other alcoholic beverages.

- E. Packaging of previously prepared goods and materials, but not including the bailing of discards such as iron or other metal, wood, lumber, glass, paper, rags, cloth, or other materials not generated on-site.
- F. Printing, lithographic, blueprinting, and similar processes when used to manufacture product but excluding retailing of product or service, such as a copy and printing center for carry-in/carry out service.
- G. Laboratories - experimental, film, testing.
- H. Storage of materials to be used on-site and of products made on-site, but excluding warehousing of items not involved in the on-site processes.
- I. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or natural gas.
- J. Manufacture and repair, when repair is incidental to manufacturing, of sheet metal products.
- K. Testing facilities.
- L. Retail/Showroom for goods manufactured on site or in conjunction with site operations. Maximum 15% of total gross floor area.
- M. Accessory uses, buildings or structures.
- N. Signs, only in accordance with the regulations specified in Article VII and applicable protective covenants.
- O. Off-street parking in accordance with regulations in Article V and applicable protective covenants.
- P. Essential Services
  - a. Essential services, as defined in Article 2, shall be permitted as authorized and regulated by franchise agreements and federal, state and local laws and ordinances, it being the intention of this Ordinance to permit modification to regulations governing lot area, building or structure height, building or structure placement, and use of land in the city when strict compliance with such regulations would not be practical or feasible.
  - b. Although essential services may be exempt from certain regulations, proposal for construction of essential services shall still be subject to site plan review, as cited herein, as the intention of the city is to achieve efficient use of the land and alleviate adverse impact on nearby uses or lands. Essential services shall comply with all applicable regulations that do not affect the basic design or essential operation of said services. (effective 2016-12-15)

### **Section 17.03 SPECIAL USES**

The following uses may be permitted, upon review and approval by the City Council in accordance with the general standards for all Special Land Uses listed in Section 8.03, and the standards for the specific use listed in Section 8.11.

- A. Restaurants and cafeteria facilities and child care facilities for employees when in a separate building. This provision does not apply to such facilities when provided as an incidental use within a principal building.
- B. Bus stops and taxi stands.
- C. Any permitted use producing more than 70 decibels at the property line when such use is completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the RD district.
- D. Recycling centers.
- E. Personal fitness center.
- F. Tasting Room, subject to the following provisions (*effective 2015-12-30*):
  - 1. A tasting room shall be accessory to a wine, beer and/or other alcoholic beverage manufacturing facility, licensed as such by the State of Michigan.
  - 2. The square footage of the tasting room shall not exceed 15% of the gross floor area of the principal facility.
  - 3. A tasting room licensee may be permitted to operate an accessory outdoor eating area, subject to the following:
    - (a) The requirements in Section 8.11.B(25).
    - (b) The maximum size of the accessory outdoor eating area shall not exceed 20,000 square feet.
    - (c) The entrance to an accessory outdoor eating area shall be located no more than 25 feet from the entrance to a tasting room.
    - (d) An accessory outdoor eating area shall be well-defined and clearly marked using decorative planters, posts with ropes, live landscape materials, such as an evergreen screen and/or other similar means to enclose the outdoor eating area.
    - (e) The consumption of alcoholic beverages outside of the accessory outdoor seating area enclosure shall be prohibited.
    - (f) An accessory outdoor eating areas may include decorative outdoor lighting, provided such lighting shall be limited to half an hour before the use to half an hour after service, not create glare that negatively impacts public safety or adjacent properties and shall be secured in a manner to prevent trip or electrical hazards.
    - (g) Hours of operation shall be consistent with the hours of operation of the tasting room.
    - (h) All other federal, state, and local approvals.

## SECTION 17.04 REQUIRED CONDITIONS

Unless defined herein, definitions of words and phrases shall be as contained in the City of Dexter Zoning Ordinance.

1. Open storage or materials and products on the lots is prohibited.
2. Each lot shall be at least one acre in size.
3. All vehicle access to any lot within an industrial or research and development park shall be constructed or permitted to exist from a park entrance drive.
4. All building and other structures shall be constructed of durable materials, such as face brick, treated concrete, steel, aluminum or other architectural exterior surfaces or equal material, requiring no periodic painting or treatment. All building fronts shall be 50 percent or more masonry surface including the glass surface.
5. Site Landscaping shall be in accordance with regulations specified in Article 6, Landscaping Standards.
6. The following uses are forbidden within subject lands:
  - (a) Bowling alleys, roller rinks.
  - (b) Dance halls.
  - (c) Taverns
  - (d) Drive-in/car hop restaurants
  - (e) Car wash business
  - (f) Outside bulk storage of petroleum products, lumber and chemicals
  - (g) Truck terminals
  - (h) Local and suburban transit terminals but not including bus stops along a transit route
  - (i) Auto repair and body shops
  - (j) Trailer parks
  - (k) Motels and hotels
  - (l) Miniature golf ranges
  - (m) Kennels
  - (n) New or used car dealers
  - (o) Retail commercial business
  - (p) Warehouses or facilities for storage of material or goods not associated with, or secondary to, the operations of a permitted use.