

Section 12

ORI OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT

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12.01 **PURPOSE**

The purpose of the ORI Office, Research & Light Industrial District (“ORI District”) is to provide areas within the community for low intensity manufacturing, offices, research facilities, research parks.

12.02 **USE RESTRICTIONS**

All permitted uses are subject to the following conditions:

1. Uses not explicitly provided as permitted or special uses in the ORI District under this Section 12 are prohibited altogether.
2. Parking. See Section 8, Off-Street Parking and Loading, of this Zoning Code.
3. Signs: See Chapter 16, Signs, of the Municipal Code.
4. Accessory buildings shall not be located in any required yard.
5. All permitted uses are subject to the following conditions:
 - a. Any production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products shall conform with the performance standards set forth in Section 15 of this Zoning Code.
 - b. No outside display, sale or storage of materials (raw, semi-finished or finished in nature), vehicles (including tractor trailers), equipment, merchandise and other similar goods or containers, shall be permitted except by issuance of a special permit pursuant to Section 16 of this Zoning Code.

12.03 **LOT AND BUILDING REQUIREMENTS**

- A. Lot size requirements: None.
- B. Yard requirements: In addition to any other building setback or yard requirement contained herein every building hereafter erected or enlarged shall provide and maintain a setback from the public street in accordance with the following requirements:
 1. Primary thoroughfare designated by a state or federal highway number: 75 feet from the property line or 150 feet from the centerline of the right-of-way, whichever distance is greater.
 2. Front yard: Not less than 40 feet in depth along every front lot line

3. Interior side yard: Not less than 20 feet in depth along each interior side lot line.
4. Corner side yard: Not less than 40 feet in depth.
5. Rear yard: Not less than 20 feet in depth along each rear lot line.
6. Transitional yards: Where a side or rear lot line in an ORI District coincides with a side or rear lot line in an adjacent residence district, a yard shall be provided along such side or rear lot line not less than 100 feet in depth and shall contain landscaping and plantings suitable to provide a year around effective 25 percent screen.

Where a side or rear lot line in an ORI District coincides with a side or rear lot line in an adjacent business district, a yard shall be provided along such side or rear lot line not less than 60 feet in depth and shall contain landscaping and planting suitable to provide a year around 25 percent screen.

C. Only one principal building shall be permitted on any one zoning lot.

12.04 **PERMITTED USES**

Permitted uses in the ORI District are:

Accessory retail sales operations and display of merchandise produced on the premises.

Any establishment, the principal use of which is manufacturing, fabricating, processing, light assembly, storing, cleaning or servicing of materials, goods or products provided that operations are conducted within a completely enclosed building and that operations conform with the performance standards and other applicable requirements of this Section 12.

Auditoriums and theaters.

Banks and financial institutions, including drive-in and drive-through facilities.

Business and professional offices.

Computer and/or data processing centers.

Corporate offices.

Cultural facilities.

Engineering and testing facilities

Medical and dental clinics and offices.

Production facilities for prototype products.

Research clinics and laboratories including accessory pilot operations.

Show room space.

12.05 **SPECIAL USES**

Special uses in the ORI District are:

Commercial uses located within permitted and special uses including barber shops and beauty salons; day care centers and pre-schools; drugstores; dry cleaning and laundry establishments; food stores; florists; gift shops; letter and parcel mailing services; restaurants including accessory cocktail lounges, outdoor customer seating, musical entertainment and dancing; shoe repair shops and tailor shops.

Hotels and motels.

Planned developments.

General aviation planned developments.

Public service and facility uses.

Public utilities.

Schools: Vocational, technical, business, data processing, electronic and corporate training centers.

Uses ancillary to permitted and other special uses including meeting and conference facilities, lodging facilities, restaurants and recreational facilities primarily for the private use of the employees, its subsidiaries, affiliates, franchisees and business clients; storage, service and maintenance buildings and areas; central heating and air conditioning plants; dwellings for caretakers, watchmen and operators.

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