

## **ARTICLE 22**

# **TLM, TECHNOLOGY & LIGHT MANUFACTURING DISTRICT**

### **Preamble**

The purpose of the TLM, Technology & Light Manufacturing District is to provide an environment where technology 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 can be located; and where materials testing, telecommunications, and light manufacturing and industrial operations including storage, warehousing and assembly operations can be located. Advances in industry and technology have created uses which are related to industrial and office uses, but may not be appropriate or function adequately in other districts. These uses are more intensive than traditional office uses with laboratories and testing, but they are less intensive than traditional industrial uses. To encourage TLM, Technology Light Manufacturing development, districts must be attractive with buffering between individual properties and designed in a manner that is consistent with the planned character for these areas.

### **SECTION 22.01. Principal Uses Permitted**

In the TLM, Technology & Light Manufacturing District, 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. 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.
- E. Data processing and computer centers, including service and maintenance of electronic data processing equipment.
- F. Any use charged with the principal function of research in the area of photonics/optics, robotics, and electronic equipment.

- G. 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.
- H. A high technology manufacturing 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; plastic molding; defense and aerospace technologies; or other technology oriented or emerging industrial or business activity. Permitted high technology manufacturing uses shall not include heavy industrial, heavy stamping operations, or any manufacturing from raw unprocessed materials.
- I. Engine product research, fluid transfer and handling product research, development, engineering, design, testing, and related office, sales and administrative uses.
- J. Research, development, engineering, and design, of high-technology equipment, including equipment involved in any high technology manufacturing activity as permitted in Section 22.01.A, instrumentation or associated computer software.
- K. Publicly owned and operated buildings and facilities, such as fire stations.
- L. Accessory buildings, 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 without special land use approval, as specified in Section 22.02 below.
  - 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.
- M. 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. Printing and publishing.
- B. 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.

- C. Institutional uses.
- D. Retail uses, which in the determination of the Planning Commission, are incidental and complementary to the principal technology and light manufacturing 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 be constructed to accommodate co-location.
- I. Warehouse or wholesale establishments within a wholly enclosed building.
- J. Manufacturing, processing, fabricating, compounding, treatment, packaging or assembly of products except for products or processes that use or are related to the following shall be prohibited:
  - 1. Chemicals and allied products
  - 2. Oil and gas processing
  - 3. Distillation of bone, tar, petroleum refuse, grain or wood
  - 4. Corrosive acid, cement, lime, gypsum or plaster
  - 5. Explosives, including dynamite, plastique, blasting caps, etc.
  - 6. Fertilizer and compost
  - 7. Animal refuse or offal, including glue, size or gelatin
  - 8. Use steam or board hammers or forging presses
  - 9. Tanning, curing or storage of skins or hides
  - 10. Sulphurous, sulfuric, picric, nitric, carbolic, hydrochloric or other corrosive acid
  - 11. Sludge processing plants
  - 12. Metal recycling plants where scrap metal and metal products are melted

K. Accessory outdoor storage shall be limited and further subject to the following conditions:

1. Evidence satisfactory to the Planning Commission shall be provided that demonstrates the outdoor storage is essential to the permitted use and cannot be reasonably enclosed in a building.
2. Outdoor storage of raw materials, junk vehicles which are wrecked, disabled, partially assembled, worn out, abandoned or incapable of movement, waste materials, parts, and similar items shall be prohibited.
3. All outdoor storage areas shall be completely screened on all sides by a decorative masonry wall which complements the main building or a landscaped berm that will completely screen the storage area within three years of planting. The wall or berm shall be a minimum of six feet in height or the height of the stored materials, whichever is greater. But in no instance shall the materials stored outdoors exceed eight feet in height.
4. Outdoor storage shall only be permitted in the rear yard and shall not encroach into any required rear or side yard setback.
5. Outdoor storage shall be stored in manner that ensure it will not spill, blow, leak or otherwise leave the outdoor storage area and encroach on other areas of the permitted use or adjacent properties. Tarps or other non-permanent coverings shall be prohibited.

L. Vehicle repair establishments including engine repair, body repair and painting, exhaust system repair, tire replacement, glass repair, transmission repair, when operated in a completely enclosed building and meet the requirements of Section 26.303.

**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.