

ARTICLE 800
Planned OFFICE, Research and Business Park (PORBP) DISTRICT

§ 208-801. Purpose.

It is the intent and purpose of this district to provide for a well designed park-like DEVELOPMENT for the permitted and CONDITIONAL USES in this Planned OFFICE, Research and Business Park (PORBP) District to promote and encourage high-quality employment opportunities for residents of Marshall Township and economic development for the region as a whole. Design standards and requirements for this district are intended to make it compatible with the surrounding residential areas. These USES should not generate large amounts of traffic, should comply with strict performance standards and should be substantially buffered from the adjacent areas. USES in this district should not require outside storage. These regulations have been established so as to provide a healthful operating environment and for the protection of the accepted USE from encroachment of USES adverse to their operation and at the same time to reduce to a minimum their impact on surrounding USES. This district should be restricted to large TRACTS that have close proximity to PRINCIPAL ARTERIAL STREETS, are fairly level and act as a buffer between adjacent residential areas and nearby downgrading influences such as heavily traveled highways.

§ 208-802. Permitted Principal USES, Conditional Uses and Accessory Uses.

- A. Principal uses permitted-by-right for the Planned Office, Research and Business District are listed in the table of uses located in Article 300, §208-301.
- B. Conditional uses allowed within the Planned Office, Research and Business District are listed in the table of uses located in Article 300, §208-301.
- C. Accessory uses permitted-by-right or as a conditional use in the Planned Office, Research and Business are listed in the table of accessory uses located in Article 300, §208-302. Requirements applicable to accessory uses in the district are located in Article 300, 208-304.

§ 208-803. Area and BULK Standards.

- A. Area and Bulk Standards for the Planned Office, Research and Business District are listed in the table in Article 300, §208-303.

§208-804. Supplementary Regulations.

- A. Parking Requirements in Article 1900.
- B. Parking Lot Landscaping Requirements in Article 2000.
- C. Sign Requirements in Article 2100.
- D. Screening, Buffering and Trees in Article 2200.
- E. Corridor Enhancement District Requirements in Article 1500.