

**ARTICLE 18  
ROM RESEARCH OFFICE MANUFACTURING DISTRICT**

**SECTION 18.00 INTENT**

The intent of the ROM research office manufacturing district is to encourage and provide for technical research, laboratory testing, and business development and applications in the township. The regulations in this district also permit manufacturing and assembly operations that are integral to the above listed applications. Also allowed in the district are ancillary warehousing and storage facilities, which are to be totally enclosed within a building.

Site plan review, as defined in Article 23, shall be required for all uses in the ROM district.

**SECTION 18.01 PERMITTED PRINCIPAL USES**

- A. Research.** Research, development, and testing facilities for industrial, scientific, and business or commercial establishments.
- B. Administrative or Professional.** Administrative, professional, and business offices of principal permitted uses, including corporate headquarters offices.
- C. Scientific Production or Manufacturing.** Production, manufacturing, or assembly facilities and, operations with a high degree of scientific input, or those determined to be an integral part to a permitted operation.
- D. Laboratories.** Laboratories, interior storage, and equipment incidental to the permitted uses.

**SECTION 18.02 PERMITTED ACCESSORY USES**

Uses incidental to and in support of the permitted uses, such as cafeterias and shops. Any such use shall be located on the site of the principal use that it serves. The use shall be conducted primarily for the convenience of the employees of the principal use. The accessory use shall be wholly within a building, and shall have no exterior advertising or display. See also Section 21.02.

**SECTION 18.03 SPECIAL LAND USES**

Due to unique characteristics of special land uses, site plan review according to Article 23, and issuance of a special land use permit according to Article 22 are required.

- A. Outdoor Storage or Display.** All outdoor storage or display of products or equipment, other than the parking of motor vehicles in approved parking spaces, provided that:
  - 1. Rear Yard Storage.** The said storage or display is limited to the rear yard;
  - 2. Fencing or Screening.** The fencing and/or greenbelt plantings are provided to completely obscure the storage area;
  - 3. Maintenance.** That all such storage is undertaken and maintained in accordance with the current Michigan Building Code.
  
- B. Daycare.** Child day care or nursery schools unlimited by size but meeting the conditions of Section 22.05(J).
  
- C. Same Nature or Class.** Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission based on the standards of Section 21.44.

**SECTION 18.04 GENERAL REQUIREMENTS FOR ALL ROM DISTRICT USES**

The general requirements for ROM uses are the same as the requirements listed for M-1 uses in Section 16.04.

**SECTION 18.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS**

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- A. Article 2:** Definitions
- B. Article 20:** Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- C. Article 21:** General Provisions: Regulations for single family dwellings; site

condominiums; illegal dwellings; accessory uses, temporary buildings and structures; fences; reception antennae; limitations on clearing and grading site, etc.

- D. Article 23: Site Plan Review and Project Evaluation Report
- E. Article 24: Private Road and Shared Private Driveway Standards
- F. Article 25: Off-Street Parking and Loading Regulations
- G. Article 27: Outdoor Advertising and Sign Regulations
- H. Ord. 16: Subdivision Control Ordinance
- I. Ord. 25 Land Division Ordinance