

**SECTION 31 – PLANNED RESEARCH AND DEVELOPMENT (PRD) DISTRICT**

**31.1 STATEMENT OF PURPOSE.**

The purpose of the Planned Research and Development Design District is to capitalize on the location and accessibility of large tracts of land which can be developed for a variety of compatible uses. For instance a combination of executive offices, research & development and manufacturing activities of one company can be located on the same site. Educational uses such as college or university facilities are encouraged in order to take advantage of the research capabilities of higher education resources. This will provide opportunities for innovation and industrial growth in a campus environment.

**31.2 USES PERMITTED IN THE PLANNED RESEARCH AND DEVELOPMENT DISTRICT (PRD)**

Uses listed in Table 39.2 Summary Table of Uses in Commercial, Mixed Use, Industrial and Other Districts are permitted subject to Site Plan Approval for new uses or substantial additions to existing buildings. Area and Bulk Requirements are as listed in Table 36.1 Area and Bulk Requirements in Design Districts.

**31.3 GENERAL STANDARDS.**

1. **Disturbing Aspects.** Noise, odor, light, **signs** and all other possible disturbing aspects connected with operation of such **uses** shall be enclosed, screened or other wise controlled to the extent that the operation of any such **use** shall not unduly interfere with the area use and enjoyment of properties or streets.
2. **Utility Services** shall be underground.
3. **Signs.** All **uses** permitted by this section shall comply with Sections 65, 67 and 69 of the Sign requirements.
4. **Parking** shall be located to the rear of structures whenever practical, screened from the view of the street and shall be subject to Section 60 Parking, Loading and Access requirements. The commission may modify the parking, loading and access requirements if it determines that such modifications are appropriate and adequate to assure compliance with the intent and purpose of these regulations.

**31.4 AS-OF-RIGHT USES.** Uses permitted **as-of-right** require Site Plan Review by the Commission. In Table 39.2 Summary of Permitted Use in the Commercial, Industrial and Other Districts the letter **R** indicates a use permitted As-of-Right.

**31.5 SPECIAL PERMIT AND SPECIAL USE EXCEPTION.** It is hereby recognized that certain uses are a necessary part of the community and if properly controlled are compatible with surrounding uses. In making the decision on any application the Commission must weigh community and landowner interests in evaluating the proposed use. Applications for Special Permits and Special Use Exceptions in Planned Research and Development Design Districts shall be reviewed using the procedures and criteria of Article 8 of the Regulation and shall be subject to the standards and procedures of Section 75 Site Plan Review.

**31.6 ACCESSORY USES AND STRUCTURES.** Uses and structures which are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted in development subject to the general restriction on permitted principal uses and structures.