RRC BEST PRACTICE 2: ZONING CODE EXAMPLES

2.1.3: Flexible Zoning Tools

A resource for Michigan communities looking to update their zoning ordinance
Best Practice 2.1.3: It is important to understand that there is a balance to be struck between regulative certainty and flexibility. Certainty is beneficial to zoning codes as it enables unambiguous interpretations of regulations that protect real estate investments; it can lead to a more predictable urban form and it can facilitate quicker decision making. However, in today’s rapidly evolving world, flexibility is critical in helping communities adapt to challenges of growing complexity, opportunity and diversity.

Overly prescriptive, or rigid, zoning regulations can have unintended consequences and actually prevent economic development; while flexible zoning provisions in regard to housing, property re-use, parking and unforeseen hardships placed on property owners that arise in the administration of the zoning code, can be good for an economy and position communities to attract and leverage new industries.

Even the best ordinance cannot predict every possible development scenario. As such, Redevelopment Ready Communities® use zoning tools to allow them to be flexible in certain circumstances yet follow clear policies and protocols to minimize uncertainty. Best Practice 2.1.3 also encourages RRC communities to expressly list “new economy” uses. These are the uses that are growing in popularity due to technological advancements and changes in consumer demands yet are often not included in zoning codes.

HOW TO USE THIS DOCUMENT
This document provides examples of how Redevelopment Ready Communities® have ensured consistency between the master plan and the zoning ordinance. Please note that master plans and zoning codes are highly customized documents designed to advance each community’s vision. Therefore, these zoning code examples should be used to generate ideas only. Any zoning code language adopted locally should undergo a rigorous review to ensure it addresses the community’s specific desires. To learn more about incremental zoning code revisions and related processes check out the “RRC Users’ Guide to Zoning Reform.”

Zoning code updates should always be reflective of goals in your community’s master plan and other relevant plans.
RRC Best Practice 2.1.3

It is important to understand that there is a balance to be struck between regulative certainty and flexibility. Certainty is beneficial to zoning codes as it enables unambiguous interpretations of regulations that protect real-estate investments; it can lead to a more predictable urban form and it can facilitate quicker decision making. However, overly prescriptive, or rigid, zoning regulations can have unintended consequences and prevent development.

How can communities build flexibility into zoning codes?

Zoning codes can provide flexibility via non-conforming (lot, building and use) standards, overlay districts (PUDs, historic, corridor), and by allowing rezoning requests to be approved with conditions.

Density Bonuses

A density bonus is an incentive-based tool that permits a developer to increase the maximum allowable development on a site in exchange for a specified public policy goal (e.g. affordable housing, proximity to transit, public access through a property, etc.)

Ithaca Zoning Ordinance

Article 23 Planned Unit Development

§ 23.08 Design requirements.

23.08:1.
Density. Density increases may be allowed for PUDs over and above those allowed in the original residential zones in which the PUD is located in accordance with the methodology described below. The development shall be allowed on any buildable site of 10 acres or more and it shall be controlled by one owner or group of owners and be planned and developed as a single unit.

Non-conforming Regulations

Non-conforming uses/structures/lots are those which complied with the zoning regulations at the time they were created but which because of subsequent changes to the zoning regulations, no longer comply with those regulations.

In many communities, historic lots with existing buildings have been made non-conforming through zoning. In the first half of the 20th century, many communities adopted suburban standards that did not reflect the existing platting. With this process, many existing lots became non-conforming. Therefore, it is important to provide flexibility in the administration of the zoning code so that non-conformities can be addressed.

**Example non-conforming language:** *Existing lots with dwellings made non-conforming by zoning standards specifying minimum lot size or dimension are hereby deemed to be conforming lots instead. Existing dwellings made non-conforming by zoning standards specifying minimum setbacks are hereby deemed to be in conformance with setback requirements and may be modified in their present position.*
Roseville Zoning Ordinance

§ 370-99 Nonconforming lots, uses and structures.

Class A nonconforming uses and structures. Nonconforming uses or structures shall be designated Class A provided that the Planning Commission finds all of the following exists with respect to the use or structure:

(1) The use or structure was lawful at its inception.

(2) Continuance of the use or structure is not likely to significantly depress property values of nearby properties.

(3) Continuance of the use or structure would not be contrary to the public health, safety or welfare or the spirit of this chapter.

(4) No useful purpose would be served by strict application of the provisions of this chapter with which the use or structure does not conform.

Class A conditions. The decision to grant a Class A designation shall be made in writing setting forth its findings of fact and basis for the designation. For changes or improvements to a Class A use or structure, site plans shall be required and the Planning Commission may condition its approval on the following, and by the following procedure to assure the public health, safety or welfare or the spirit and purpose of this chapter:

(1) Conditions.

   (a) Screening and landscaping in keeping with community standards to provide compatibility with adjacent uses.

   (b) Restrictions on lighting, noise, or visual impact.

   (c) Prohibition of curbside parking to an extent greater than the immediate property frontage of the nonconforming use, where such use is in close proximity to homes.

   (d) Signage in compliance with zoning district requirements. Existing nonconforming signs may be required to be eliminated or reduced in size and number.

   (e) Exterior building materials utilized in any alteration or rebuilding of the building shall be harmonious with materials on abutting properties whenever practical.

   (f) Enlargement or replacement of a building that does not create a more nonconforming yard setback condition which would impact on conforming properties in the immediate vicinity.

   (g) Other reasonable safeguards and improvements imposed to protect conforming uses in the surrounding area.

Class B nonconforming uses and structures. All nonconforming uses or structures not designated Class A shall be Class B nonconforming uses or structures. Class B nonconforming uses and structures shall comply with all the provisions of this chapter relative to nonconforming uses and structures.
North Branch Zoning Ordinance (Article XV)

Section 15.01 CONTINUED USE PERMITTED.

Within the districts established by this Ordinance there exist lots, structures, and uses of land and structures, which were lawful prior to adoption of this Ordinance. It is the intent of this Ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. Non-conformities shall not be enlarged upon, expanded or extended, not be used as grounds for adding other structures or uses prohibited in the district.

Section 15.02 NON-CONFORMING LOTS OF RECORD.

In any district in which single family dwellings are permitted, a single-family dwelling and customary accessory buildings may be constructed on any single lot or parcel of record at the effective date of adoption or amendment of this Ordinance. The setback requirements for any buildings constructed on such non-conforming lots shall be at least twenty-five (25%) percent of the setback requirements contained in Section 17.01 of this Ordinance. In no instance, shall any yard be less than three (3) feet. The purpose of this provision is to permit the utilization of recorded lots which lack adequate size, as long as reasonable living standards can be provided.

Section 15.03 NON-CONFORMING STRUCTURES.

Where a lawful structure exists at the effective date of adoption of this ordinance that could not be built under the terms of this ordinance, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No non-conforming structure may be enlarged or altered in a way which increases its non-conformity.
B. Should a non-conforming structure be destroyed by any means to an extent of more than 75 percent of its state equalized value, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
C. Should a structure be moved for any reason whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
D. These restrictions do not apply to buildings with the CBD district if the changes are consistent within the Downtown Development Authorities Building Fasade Study and only deal with facade changes.

Section 15.04 NON-CONFORMING USES OF LAND OR STRUCTURES.

Where at the time of passage of this Ordinance lawful use of land or structures exists, which would not be permitted by the regulation imposed by this Ordinance, the use may be continued provided:

A. No non-conforming use shall be enlarged or extended to occupy a greater area of land or additional structures than used at the effective date of this Ordinance.
B. No non-conforming use shall be moved in whole or in part to any portion of the parcel other than that occupied by such use at the effective date of this Ordinance.
Conditional rezoning refers to situations where a governmental body allows a deviation from the adopted zoning code subject to certain conditions that are designed to protect adjacent land uses from related impacts.

**Auburn Zoning Ordinance**

(D) CONDITIONAL REZONING AGREEMENTS

(1) AUTHORITY. The City Commission may, after a public hearing by the City Planning Commission, enter into an agreement with a property owner to rezone property pursuant to the authority contained in Michigan Compiled Law Section 125.3405, being part of the Michigan Zoning Enabling Act.

(2) APPLICATION. Any offer to enter into a conditional rezoning agreement shall be submitted to the City Clerk along with a rezoning agreement fee, in an amount established by the City Commission. Whenever a petitioner offers to enter into a rezoning agreement, the person shall be the fee owner of the premises concerned or else have the fee owner subscribe to the offer. Proposed rezoning agreements may only be initiated by a property owner/applicant and not by the City.

(3) PRE-HEARING MEETING. Whenever an application for a conditional rezoning agreement is submitted, a pre-hearing meeting shall be scheduled between the applicant and the Planning Commission. At the pre-hearing meeting, the applicant shall fully explain the agreement being proposed. The Planning Commission and the applicant shall discuss the proposed agreement and then put it into appropriate form for a public hearing.

(4) PUBLIC HEARING AND RECOMMENDATION. After due notice, a public hearing in compliance with all regular procedural rezoning requirements shall be conducted by the
Planning Commission as to the proposed rezoning agreement. The Commission shall subsequent adopt recommendations as to the approval, approval with revisions, or denial of the proposed rezoning agreement.

(5) CITY COMMISSION. Upon receipt of the recommendations of the City Planning Commission, the City Commission shall undertake consideration of the proposed rezoning agreement. Any decision by the City Commission which results in a rezoning agreement shall be incorporated in a written document duly executed by the City Commission and the property owner. The proposed agreement shall be reviewed for legal sufficiency by the City Attorney before to final approval. Any such agreement shall be recorded with the Register of Deeds and shall run with the land. The City shall either record the agreement or shall receive verification that the applicant has recorded the agreement.

(6) STANDARDS FOR DECISION. In deciding whether or not to approve a proposed rezoning agreement, the Planning Commission and the City Commission shall base their decisions on the following factors:
(a) The terms of the offer must be reasonably related to the property covered in the agreement.
(b) The proposed land use must be designed in such a way as to be compatible with surrounding land uses.
(c) The proposed land use must be consistent with the goals and policies of the City, including the City Master Plan.

(7) LIMITATIONS ON AGREEMENTS. A rezoning agreement shall not be used to allow any land uses which would not otherwise be permitted in the proposed new zoning district. Any agreement shall include a specific time period during which the terms of the agreement must be completed.

(8) ZONING REVERSION. If the terms of a zoning agreement are not fulfilled within the time specified in the agreement, the City Commission shall initiate a proposed rezoning to revert the property back to the original classification.
ARTICLE XXI
Voluntary Rezoning Agreements

Section 21.01. AUTHORITY. The Village Council may, after a public hearing by the Village Planning Commission, enter into an agreement with a property owner to rezone property pursuant to the authority contained in Michigan Compiled Law Section 125.584.g., being part of the City-Village Zoning Act.

Section 21.02. APPLICATION. Any offer to enter into a rezoning agreement shall be submitted to the Village Clerk along with a rezoning agreement fee, in an amount established by the Village Council. Whenever a petitioner offers to enter into a rezoning agreement, the person shall be the fee owner of the premises concerned or else have the fee owner subscribe to the offer. Proposed rezoning agreements may only be initiated by a property owner and not by the Village.

Section 21.03. PLANNING COMMISSION HEARING AND RECOMMENDATION. After conducting a public hearing, the Village Planning Commission shall adopt recommendations as to the approval, approval with revisions, or denial of a proposed rezoning agreement. All procedural requirements for a rezoning, as contained in Article XX, shall be complied with.

Section 21.04. VILLAGE COUNCIL. Upon receipt of the recommendations of the Village Planning Commission, the Village Council shall undertake consideration of the proposed rezoning agreement. Any decision by the Village Council which results in a rezoning agreement shall be incorporated in a written document duly executed by the Village Council and the property owner. Any such agreement shall be recorded with the Register of Deeds and shall run with the land.

Section 21.05. STANDARDS FOR DECISION. In deciding whether or not to approve a proposed rezoning agreement, the Planning Commission and the Village Council shall base their decisions on the following factors:

A. The terms of the offer must be reasonably related to the property covered in the agreement.

B. The proposed land use must be designed in such a way as to be compatible with surrounding land uses.

C. The proposed land use must be consistent with the goals and policies of the Village.

Section 21.06. LIMITATIONS ON AGREEMENTS. A rezoning agreement shall not be used to allow anything that would not otherwise be permitted in the proposed new zoning district. Any proposed variations from district requirements such as density, permitted uses, or lot size, shall only be granted by the Board of Zoning Appeals pursuant to the variance standards contained in Article XIX. Any agreement shall include a specific time period during which the terms of the agreement must be completed.

Section 21.07. ZONING REVERSION. In the event that the terms of a zoning agreement are not fulfilled within the time specified in the agreement, the Village Council shall initiate a proposed rezoning to revert the property back to the original classification.
West Branch Zoning Ordinance

Section 10.3 Conditional Rezoning

A. **Intent.**

It is recognized that there are certain instances where it would be in the best interests of the City, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this Section to provide a process consistent with Section 405 of the Michigan Zoning Enabling Act, 2006 PA 110, as amended, by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

B. **Application and Offer of Conditions.**

1. An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.

2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this Section.

3. The owner’s offer of conditions may not authorize uses or developments not permitted in the requested new zoning district.

4. The owner’s offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.

5. Any use or development proposed as part of an offer of conditions that would require a special use permit, variance, or site plan approval under the terms of this Ordinance may only be commenced if the special use permit, variance, or site plan approval for such use or development is ultimately granted in accordance with the provisions of this Ordinance.

6. The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action of the City Council provided that, if such withdrawal occurs subsequent to the Planning Commission’s public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.
City of Kentwood Zoning Ordinance

SECTION 3.29 CONDITIONAL ZONING

A. Intent and Purpose

1. The City finds that there are certain instances where it may be in the best interests of the City and property owners seeking rezonings to allow property owners to voluntarily impose use and development restrictions as part of a rezoning application. It is the intent of this Section to provide a process by which an applicant seeking a rezoning may submit a Conditional Rezoning Agreement, with proposed use and development restrictions, as part of the application for a requested rezoning. This Section shall be read in a manner consistent with the provisions of the City and Village Zoning Act, as amended.

2. Whenever this Section refers to the owner of land or a landowner, it shall mean all of the owners of the land involved capable of restricting the use and development of the property.

Overlay Zones

An overlay zone is an additional zoning district that is laid over the top of two or more zoning districts. Overlay zoning districts typically provide requirements (or incentives) intended to protect a specific resource or encourage development in certain areas. Overlay zones allow for increased flexibility as requirements can be more closely matched with areas within the community which share certain characteristics.
City of Portage Zoning Ordinance

Subdivision 15. - CCA City Centre Area - Mixed Use Floating District

Sec. 42-434. - Intent

A. The intent of the city centre area - mixed use floating district is to:

1. Support the goals and objectives of the planning commission-approved city centre area plan, a sub area plan for central Portage, which envisions an urban, small-scale, pedestrian-friendly, governmental and business center with a cultural identity and including enhanced residential opportunities. Development and redevelopment activities that occur in the city centre area should strengthen the city centre as a “place” with a variety of land use activities, open/green space, pedestrian interconnections and gathering places attractive to people.

2. Permit greater flexibility and, consequently, more creative and imaginative design for development and the efficient use of land in response to market trends than is available under conventional zoning districts.

3. Protect and enhance access to existing natural resources including Portage Creek and public park, recreation and open space in the city centre area.

4. Encourage multifamily residential development in the city centre area.

B. The district is further intended to be a specialized floating district that is not mapped on the City of Portage Zoning Map when adopted. The area eligible for the floating district is land identified in the 2008 City of Portage Planning Commission-approved City Centre Area Plan, Detailed Plan Area. On a future date, the floating district will be fixed in location within the City Centre Area Plan, Detailed Plan Area at the request of the applicant as approved by city council.

(Ord. No. 11-15, 8-23-2011)

City of Caro Zoning Ordinance (Article 15 – Overlay Districts)

The City of Caro has a number of overlay district which help ease the transition between various districts and allow the city to transition existing uses to new uses over time without declaring large amounts of properties as nonconforming. RRC encourages communities to limit the number of overlay districts to avoid complicating the zoning ordinance, Caro’s approach provides an overview of the many ways an overlay can be used.
VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 15 OVERLAY DISTRICTS

Section 1500 INTENT:

Overlay Districts are zoning districts, which are applied only in conjunction with other zoning districts, and permit those uses allowed in the base zoning district. The effect is to have both the overlay district and the base zoning controlling the use and development of a lot. Overlay Districts are applicable only as to the uses permitted in that overlay zoned district to support specific public policy objectives and should be consistent with the Master Plan. The purpose of the overlay district is to achieve over a period of time the permitted uses in that zoned district to meet the goals of the Master Plan. The overlay zoned district represents a new future use that the village wishes to facilitate. The base zoned district allows retention of the underlying zoning classification that reflects the existing use. The desired redevelopment use is reflected only in the overlay. Either the base zone or the overlay zone may be used, but once the property owner opts to go to the overlay zone the property shall remain in the overlay zone classification. In effect this eliminates the need for a rezoning request because the overlay zone reflects the Master Plan and the ability to change the use is as of right. Once the property owner notifies the Village in writing of their right use of the permitted use allowed in the overlay zone, that property is then subject to the zone requirements in that overlay zone and is not allowed to use the property for the base use zone.

An overlay district may be initiated as an amendment by the Village Council, Planning Commission or property owner.

Comstock Charter Township (Article 9.75 - Open Space Preservation Overlay District)

300.2050 - OSP-OPEN SPACE PRESERVATION OVERLAY DISTRICT

300.2051 - Intent.

Sec. 20.50.1. The establishment of this overlay district is to satisfy the requirements of Section 506 of the Michigan Zoning Enabling Act (2006 PA 110). It requires that qualified townships provide, at the option of the landowner, for the clustering of residential units on a portion of the property provided that fifty percent (50%) or more of the land is preserved in permanent open space. This overlay district shall be a development option for landowners within the following zoning classifications: "OW", "A-H", "AGR", "R1-A" and "R1-B".

(Amended: Ord. No. 404, § II, 12-2-02; Ord. No. 430, § IV, 6-19-06)
Form-based codes have regulations focused on the physical form of buildings rather than on land uses. While land use regulations can still exist within form-based codes, they should be de-emphasized so the code does not become overly burdensome to applicants.

**Marquette Waterfront and Third Street Form Based Code Districts**

![Figure 16. Private Frontages (Porches and Stoops)](image-url)

<table>
<thead>
<tr>
<th>FRONT SETBACK REGULATIONS</th>
<th>SECTION</th>
<th>PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transect district</td>
<td>T4</td>
<td></td>
</tr>
<tr>
<td>Required elements</td>
<td>Porch; hedges, fences, or walls</td>
<td></td>
</tr>
<tr>
<td>Porch requirements</td>
<td>Shall occupy a minimum of 50% of the width of the building façade</td>
<td></td>
</tr>
<tr>
<td>Porch encroachments into setback</td>
<td>May encroach to no more than 5 feet of the front lot line.</td>
<td></td>
</tr>
<tr>
<td>Surface Treatment</td>
<td>Grass, groundcover</td>
<td></td>
</tr>
<tr>
<td>Special requirements</td>
<td>Fences, hedges and walls shall be along frontage lines or parallel with the façade of the principal building. The first floor shall have a minimum elevation of 18 inches above average grade along the front lot line and a maximum elevation of 36 inches.</td>
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</tbody>
</table>
Milan Form-Based Regulations: Downtown Core (D-1) Sub-District

The form-based standards below are complemented by additional building and site-specific design standards (click the link above to see how it all fits together)

SECTION 5.60 FORM-BASED REGULATIONS

A. Downtown Core (D-1) Sub-District: Downtown core buildings and sites will be developed in a manner which contributes to the character of the area by maximizing the value of the property and continues to the traditional “street wall” of adjacent historic buildings. D-1 sites must comply with the following regulations:

**Table 5.60A-1**

<table>
<thead>
<tr>
<th>Height</th>
<th>Minimum</th>
<th>1 Story / 12 Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum</td>
<td>3 Stories / 45 feet</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Maximum</td>
<td>12 feet</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Placement</th>
<th>Required building line* 0 feet. 75% of the building façade must meet the required building line, while up to 25% of the façade can be setback to allow for architectural consideration.*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>Minimum Setback: N/A</td>
</tr>
<tr>
<td>Side</td>
<td>Minimum Setback: N/A</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum Setback: N/A</td>
</tr>
<tr>
<td>Lot</td>
<td>Required Open Space: N/A</td>
</tr>
<tr>
<td></td>
<td>Lot Coverage by all Buildings: N/A</td>
</tr>
<tr>
<td></td>
<td>Access and Circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.</td>
</tr>
<tr>
<td></td>
<td>Parking Location: Parking shall be located in a side or rear yard.</td>
</tr>
</tbody>
</table>

* The Planning Commission may adjust the required building line to a maximum of fifteen (15) feet beyond the property line for projects incorporating a permanent space for an outdoor café.

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New Economy Uses

New economy uses are those that are growing in popularity due to technological advancements and changes in consumer demands yet are often not included in zoning codes. These uses include but are not limited to: medical research and development, indoor recreation, brewpubs, microbreweries, small distilleries, small wine producers, community gardens, studios of broadcasting, film, arts, crafts,
photography, music, dance, alternative energy, catering, heavy arts, makers’ spaces, artisanal manufacturing and machine shops.

Auburn Zoning Ordinance

GENERAL PROVISIONS

SECTION 154.005 DEFINITIONS.

LABORATORY.
(a) Medical or dental: A laboratory that provides analytical or diagnostic services to physicians and dentists. No fabrication is conducted on the premises except the custom fabrication of dentures or surgical supports.
(b) Experimental: A building or part of a building devoted to the testing and analysis of any product or scientific theory.

INDUSTRIAL INCUBATORS. An area designated for the cultivation and enhancement of future businesses or business oriented developments.

INDOOR RECREATION. An indoor facility, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, sports related or other leisure time activities including but not limited to basketball, ice hockey, soccer, tennis, volleyball, racquetball, archery, golf ranges, batting cages, etc.

STUDIOS FOR VISUAL AND GRAPHIC ARTS. Work space for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft including painting, music, film, sculpture, etc.

City of Portage Zoning Ordinance (Breweries and Micro Brewers)

Section 42-436 – Principal Permitted Uses – CCA City Centre Area – Mixed Use Floating District

F. Brewpubs and micro brewers.
   1. Brewery production shall not exceed 18,000 barrels per year.
   2. No outdoor storage of any kind shall be permitted.
   3. The use shall also include a restaurant having a minimum seating occupancy of 50 persons serving food for consumption on premises. These uses do not include those for the exclusive production and/or service of alcoholic beverages.
   4. An off-street loading space shall be required in the rear yard, as approved by the planning commission.

City of Portage Zoning Ordinance (Technology and Research Uses)

Section 42-391 – OTR, Office, Technology and Research – Principal Permitted Uses
Permitted uses: in an OTR office technology research planned development 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 in this article:

A. Establishments whose primary activity is conducting basic research, design, and pilot or experimental product development.

B. High and advanced technology, research and development uses, laboratories, including university-based research and facilities used for testing and analysis of products or uses. These uses may include, but need not be limited to, those related to computer software and hardware design, telecommunications, biotechnology, agricultural technology, pharmaceutical production, and other similar fields of research and development.

C. Pilot plant, when subordinate to a research facility and located on the same site, which emphasizes product development over high volume production.

D. Technical training schools and facilities.

E. Vocational, trade and/or business schools, provided that all activities shall be conducted in completely enclosed buildings.

F. Office buildings, corporate headquarters, regional offices, and data processing facilities. These uses may include, but need not be limited to, those related to banks and other financial institutions, data processing and management centers, insurance companies, health-related industries, direct sales/telemarketing, and professional services, including engineers, architects and other consulting businesses.

G. Medical facilities, offices, clinics, laboratories and related activities.

H. Accessory buildings and uses customarily found in connection with the uses in this district.