

**2.6.2 PRO Planned Research/Office District**

The PRO - Planned Research/Office District is intended:

1. To provide sufficient space in appropriate locations for attractive landscaped laboratories, research, factories, and distribution centers.
2. To ensure compatibility between the industrial operations within the park and the existing activities and character of the community in which the park is located.
3. To provide opportunities for employment close to residential areas and thus to cut travel time from home to work and the burden on the streets and transit system.

The following provisions shall apply in the PRO District unless otherwise provided in these regulations.

**A. Permitted Uses:**

All uses permitted in the M-1 Industrial District, all uses must be confined within a building, including storing (uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building)

Clubs, private, non-profit

Colleges, schools and institutions of learning

Day care centers, day nurseries, nursery schools and kindergartens

Dwellings only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or watchmen and their families

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries; not for profit

Office buildings

Parks, playgrounds and community centers, not for profit

Retail sales and consumer service establishments (not including warehouse sales) dealing primarily with employees and visitors of establishments permitted as principal uses, provided that such commercial uses shall not occupy more than 5 percent of the land area of the district in which it is located

Trade and business schools, not objectionable due to noise, odor, dust, smoke, vibration, or other reasons

**B. Conditional Uses:**

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

**C. Permitted Uses with Special Standards\***

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

**D. Maximum Density and FAR**

1. Maximum Floor Area Ratio: .....0.5
2. Lot Coverage: Not more than 35% of the lot may be covered by structures