

**The City of Strongsville:**  
Department of Economic Development



**1262.02 USE REGULATIONS; RESEARCH-DEVELOPMENT (RD) DISTRICT.**

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained, in whole or in part, in a Research-Development District, only for the uses set forth in the following schedules and regulations:

(a) Main Uses Permitted.

(1) Office uses. As permitted in Local Business and Office Building Districts. All other business, service, institutional and residential uses are not permitted.

(2) Laboratories. The experimental research and testing of all types of basic and applied research of product design and development within enclosed buildings, including, but not limited to, the construction and operation of small-scale experimental and pilot plant operations;

(3) Production and product assembly operations. The production, and/or assembly of products which have a high value in relation to bulk, such as:

- A. Electrical and electronic equipment; motors;
- B. Electrical appliances, lamps, fixtures and clocks;
- C. Hardware, cutlery, kitchen utensils;
- D. Musical and scientific instruments;
- E. Medical, orthopedic and photographic instruments and equipment;
- F. Sporting goods, athletic equipment, toys;
- G. Clothing and other textile products;
- H. Pharmaceutical products; compounding of cosmetics, drugs and toiletries;
- I. Extrusion, molding and fabricating of plastic panels, sheets, tubes and rods; and
- J. Printing, publishing and engraving.

provided a conditional use permit is granted in accordance with the applicable standards, requirements and procedures as set forth in Section 1242.07 of this Zoning Code.

(b) Similar Main Uses Permitted. Any other office, research, production/ product assembly use not listed above or in any use classification of a subsequent district and determined as similar by the Planning Commission according to standards set forth in Section 1242.08 of this Zoning Code.

(c) Accessory Uses Permitted.

(1) Storage within enclosed buildings and distribution of materials and of those products produced in this District if clearly accessory to the main use provided that storage shall not constitute more than thirty percent (30%) of the gross floor area of any individual tenant or use in a Research Development District;

(2) Signs: industrial, project, real estate, identification, directional and nameplate, as set forth in Chapter 1272 of this Zoning Code; and

(3) Off-street parking and loading facilities as required and set forth in Chapter 1270 of this Zoning Code.

(4) Day care facility provided that a conditional use permit is granted in accordance with standards and procedures set forth in Section 1242.07 of this Zoning Code.