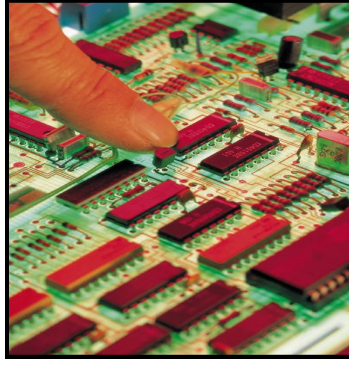




GREAT LAKES TECH PARK OVERLAY ZONE

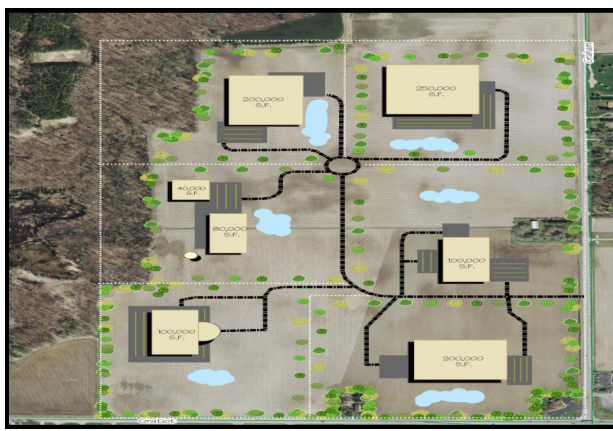
11/16/2023



USES PERMITTED BY RIGHT

All uses in the Great Lakes Tech Park Overlay Zone are subject to site plan requirements. The following is a list of permitted uses by right in the zone:

- Laboratories.
- Offices and other facilities-where basic and applied research occurs, experimentation, testing, product design, technology development, consulting and business development relating to solar technology.
- Business schools and training facilities.
- Corporate Offices.
- Data processing and computer centers.
- Any use whose principal function is research in the area of solar energy, photonics/optics, robotics and electronic equipment.
- High technology uses which are described in the Thomas Township Zoning Ordinance concerning such uses.
- Engine project research, manufacturing and assembly operations.
- Parks and motels/hotels in accordance with specific requirements.



SPECIAL LAND USE PERMITS

Special land uses are subject to approval by the Thomas Township Planning Commission and will include the following:

- Medical offices.
- Clinics research.
- Medical supply facilities.
- Spots medicine and similar facilities.
- Substance abuse treatment facilities, and those places providing 24 hour emergency medical care shall not be permitted.
- Publicly owned facilities, such as Fire Stations.
- Fitness centers.
- Health spas and racquetball clubs.
- Wireless communication facilities.

DEVELOPMENT REQUIREMENTS

Each lot shall be a minimum of 43,560 square feet and shall have a minimum width at the front building line that corresponds with the underlying zoning district.

Each lot must have a minimum front yard of forty (40) feet as well as a total side yard of forty (40) feet for each side and street yard.

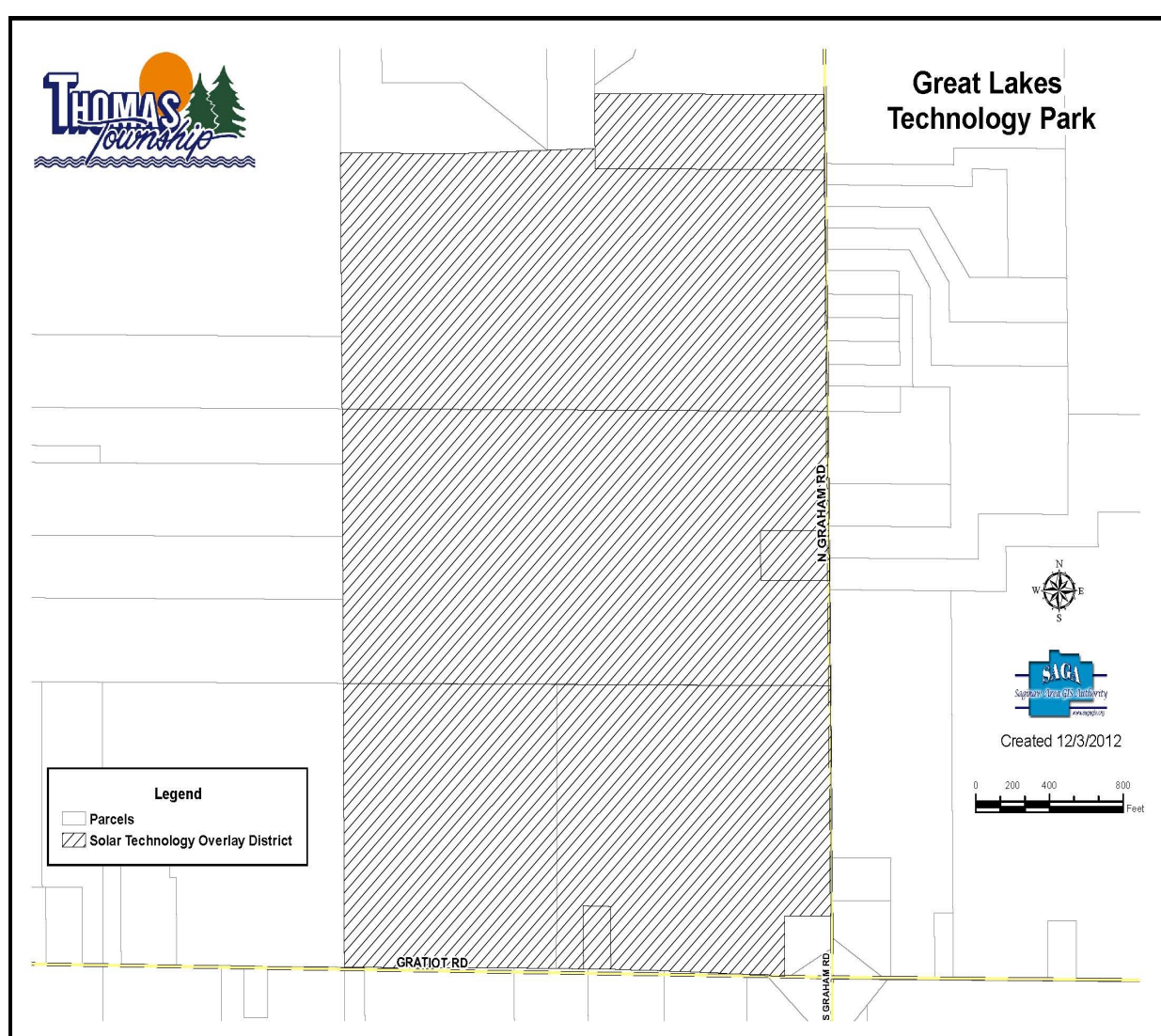
The maximum building height shall be forty-five (45) feet when minimum yard requirements are met. For every additional ten (10) feet of side and rear yard added, the maximum building height may increase by twelve (12) feet.

General parking guidelines are as follows; **ALL** parking shall be located at the rear of the building. The Thomas Township Planning Commission has the authority to designate the front of the building when it comes to multiple road fronts and limit parking along side yards.

Landscaping is to be provided along and against buildings to anchor it to the surrounding environment and must follow specific regulations outlined elsewhere in the zoning ordinance. For specific details, please contact the Thomas Township Zoning Department at (989) 781-0150.

Trees are to be used throughout paved areas and along pedestrian pathways. These are to be a mix of canopy and ornamental trees. A buffer zone is outlined in the specific ordinance as well as specifics on building materials used on the exterior of structures which are to be approved by the Planning Commission. Building orientation is also outlined. All utilities are to be installed and maintained underground. A Greenbelt will also be planted along each public street right-of-way with one canopy tree for every forty (40) linear feet of frontage.

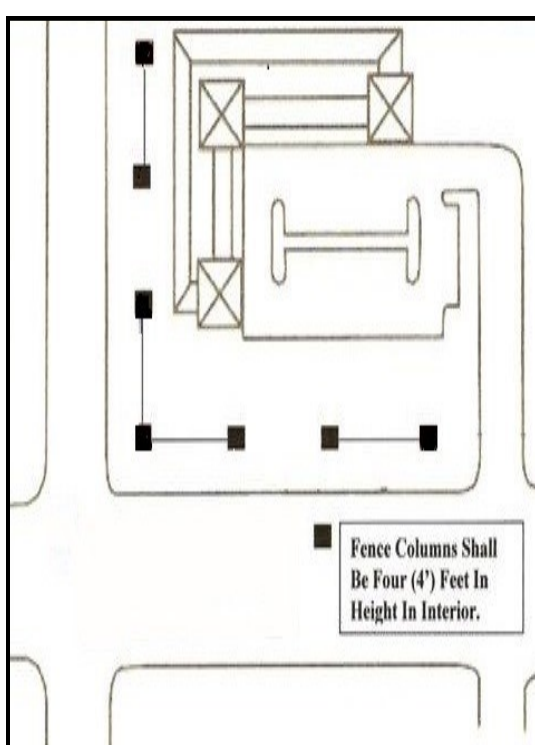
All driveways/access will comply with the principles of the Michigan Department of Transportation Access Management Guidebook and shall be located as to minimize interference with the free movement of traffic. Free standing light pole fixtures shall not exceed (12) feet. Lighting and light fixtures shall coordinate with other site elements. The developer is required to install street lighting along public and internal roadways per Thomas Township specifications.



Developers must contact the Community Development Department for approved street lighting specifications prior to the installation of any roadway street lighting. The developer must create a complete pedestrian pathway within a site linking all buildings, parking areas, and green spaces. They also will provide for crosswalks at intersections, at points of vehicle access, and in front of building entrances.

All developers are required to install stone columns and wrought iron fencing with certain specific standards outlined. The stone color is to match existing columns and to be determined by the Community Development Department.

All of the specific requirements regarding stone columns and fencing can be found in the Zoning Ordinance or for your convenience in the brochure "Stone Pillar and Fence Information". For information regarding the Great Lakes Tech Park Overlay Zone, please contact the Thomas Township Zoning Department at (989) 781-0150.



To review the complete detailed information regarding the Great Lakes Tech Park Overlay Zone, please visit our website at www.thomastwp.org. There you can view the Zoning Ordinance relating to this in its entirety.

For further information on the Great Lakes Tech Park, visit www.saginawfuture.com and click on the download for the Great Lakes Tech Park.