

Research and Advanced Manufacturing (RAM)

Permitted Uses by Right

- Manufacture, processing, fabrication, testing and/or assembly of products having characteristics similar to but not limited to: scientific and precision instruments, photographic equipment, communication, energy, biotechnology, security, surveillance, computation equipment, drugs, medicines, pharmaceutical, household appliances, musical instruments, toys, novelties, sporting goods and athletic goods, boats, rubber and metal stamps, die-cut paperboard and cardboard, glass products made of purchased glass, pottery and ceramic products using only previously pulverized clay, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio, consumer electronics, bags and containers, sanitary paper products, optical goods, electrical machinery, dairy products, feed and grain, baked and confectioners goods, farm machinery, fruit and vegetable processing, beverage processing and bottling, canning, medical instruments and devices, industrial tools and machines, construction and specialty vehicle equipment, transportation equipment.
- Welding or machine shop, excluding punch presses exceeding forty-ton rated capacity, and drop hammers.
- Manufacture, compounding, processing, packaging or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, clay, shale, stone, metals, shells, straw, textiles, tobacco, wood, yarn and paint.
- Laboratories, engineering, research, testing and developmental facilities related to the manufacture, processing, fabrication and/or assembly of products permitted in the RAM District.
- Public utility generating, booster or relay stations, transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities, including railroads and facilities and water and sewerage installations.
- Public utilities, ground-mounted or underground, such as lines, distribution transformers, pipes, meters and other facilities necessary for provision or maintenance of on-site utility services, including water, sewerage, and communications facilities.
- Conference or training center.
- Commuter parking lot.
- Bakery, commercial.
- Workforce, technical and trade academy.
- Accessory uses in the same building as the permitted principal uses primarily served, and occupying not more than twenty (20) percent of the floor area of such building:
 - Central reproduction and mailing services.
 - Restaurant, including carryout, but excluding drive-through.
 - Establishments for sale of concessions and print media.
 - Pharmacies and establishments for the production, fitting or sale of optical or prosthetic appliances.

Permitted Uses by Special Exception

- Telecommunication tower subject to the standards of section 25-441.
- Water or sewerage treatment plant.
- Utility substation.
- Government buildings, functions.
- Radio and TV broadcasting, relay station.
- Heliport.
- Hospital.
- Welding or machine shop including punch presses exceeding forty-ton rated capacity and drop hammers.
- Day care center