

CHAPTER 3 DISTRICTS AND REGULATIONS
ARTICLE 1319 SPECIAL USE DISTRICTS

1319.11 BUSINESS CAMPUS

1319.11.1 INTENT

The Business Campus district is coded to permit the development of corporate office campus, institutional, and light industrial uses other than high technology. Because of the presence of a high number of employees, these developments should be designed in a manner that is pedestrian friendly. The Business Campus district consists of institutions of varying types and coordinated office developments of 10 acres or more. Support retail is the only type of retail permitted. Because of the significant impacts certain interior Business Campus district uses have on the community in size and layout, such developments shall be permitted only upon review of a Master Plan by the Planning Commission and approval by the City Council as a Planned Unit Development in accordance with Chapter 9 of this Zoning Code.

1319.11.2 USES PERMITTED BY RIGHT; USES PERMITTED WITH CONDITIONS; CONDITIONAL USES (See Chapter 3, Article 1331 for conditions relating to uses permitted with conditions and conditional uses)

Uses Permitted by Right

Distribution (ancillary to principal use)
Institutional Uses
Office Uses
Warehouse (ancillary to principal use)
Wholesale (no outdoor storage)
Bus stop shelters
Daycares/Preschools
Essential Services, Class 1 & 2
Support Retail: Beauty Shops,
Barber Shops, Restaurants, and
Dry Cleaning establishments
Hotels / Motels / Inns
Light Manufacturing
Parking Decks (ancillary to principal use)

Uses Permitted with Conditions

Reserved

Conditional Uses

Essential Service, Class 3

Exclusions:

All uses not expressly enumerated unless specifically authorized and approved by the Planning Commission during the Master Plan review and approval process.

1319.11.3 LOT SPECIFICATIONS

Lot Size

The use will dictate the lot size. Lot size shall be determined by use and shall be decided upon during the development review process.

Permitted Building Types (preferred type decided upon during the development review process)

Allyard Building

Sideyard Building

Rearyard Building

Courtyard Building

Minimum District Size

10 acre

Minimum District Buffer

District Buffer along Interstate or State Route: 50 ft

District Buffer Adjacent to Residential Use: 100 ft

District Buffer Adjacent to Commercial Use: 50 ft

1319.11.4 PLATTING PROVISIONS

A. Internal setbacks shall be set during the review process.

B. A coherent, interconnecting network of internal public streets shall be designed to accommodate the various uses found within the District.

C. Sidewalks shall be constructed along the main streets within the District to provide internal users pedestrian access.

D. Lots and buildings shall be designed so as to establish quadrangles within the District.

E. The street network shall be designed in a manner to facilitate bus transit. Front doors shall be located to provide easy access to the interior of buildings from transit stops.

F. The interior of new Business Campus Developments shall maintain a well-defined open space network to give prominence to important structures and allow for assembly and pedestrian circulation.

G. The arrangement of multiple buildings on a single lot shall establish building facades parallel to the frontage property lines along existing streets and proposed interior streets.

1319.11.5 GENERAL PROVISIONS

A. All buildings shall comply with the provisions of Chapter 3, Article 1341 Architectural Requirements.

B. Corner lots shall have two front yards and utilize the minimum front setbacks for each unless otherwise determined by the Planning Department.

C. Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 5 ft. Canopies and awnings are permitted to encroach into the front setback up to 5 ft.

D. Accessory buildings, satellite dishes and other similar structures shall be constructed in the rearyard only.

E. Satellite dishes may not exceed 2 feet in diameter.

F. Hedges shall be planted at least 3 feet from the property line. Garden walls shall be constructed at least 1 foot from the property line. Fences may be placed on the property line. Front yard fences shall not exceed 4 ft in height. Side and rear yard fences shall not exceed 8 feet in height. Fences shall be constructed such that the finished (sheathed) side is oriented towards adjoining lots, streets, or the public right-of-way.

G. Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard.

H. Trash containers and mechanical equipment shall be located in the rear yard and shall be screened from view.

I. All buildings shall front on internal streets.

J. Access may only be provided from internal streets. Driveways onto external streets are prohibited.

K. Internal front setbacks shall be designed to create steady and even frontage lines.

L. Parking areas and private driveways may not encroach into setbacks that abut external public streets. Internal public streets may encroach into setbacks that do not abut public external streets or residential uses up to 40 feet.

M. External streets shall be screened in accordance with the Master Plan.

N. Landscaping requirements shall be in accordance with Chapter 3 Article 1345 unless altered by the Master Plan.

1319.11.6 PARKING

Parking decks and surface parking shall be provided to the side or rear of all buildings.

1319.11.7 HEIGHT

Building height shall be measured as the vertical distance from the highest finished grade relative to the street, to the roofline. (Exceptions: Roof equipment and structures not intended for human occupancy and which are necessary to the building upon which they are placed.)Maximum: 3 Stories or 36 feet (whichever is greater). A maximum of 6 stories may be permitted with a Conditional Use Permit.

All Structures

35 feet

3 stories or 36 feet

(max. 6 stories with Conditional Use Permit)