

## CHAPTER 1144 - OCD OFFICE CAMPUS DISTRICT<sup>[20]</sup>

### *Footnotes:*

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*Cross reference— District established - see P & Z Chap. 1125.01; Off-street parking and loading - see P & Z Chap. 1167; Signs - see P & Z Chap. 1169; Satellite signal receiving antennas - see P & Z Chap. 1177*

### **1144.01 - PURPOSE.**

The purpose of the Office Campus District (OCD) is to provide for office **and public recreation** uses to be developed in a "campus setting." Development standards are provided to ensure the compatibility of such **office-campus** uses within the District and with adjacent properties, while still meeting the needs of the **general-office** uses related to traffic, accessibility and visibility. The Office Campus District is intended to accommodate multiple or large acreage users.

(Ord. 82-96. Passed 1-21-97; Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07.)

### **1144.02 - PERMITTED USES.**

- (a) Administrative business and professional offices as specified in Sections [1143.02\(a\)](#), (b), and (c).
- (b) General offices and general office buildings designed for leased space, including but not limited to, operational, administrative and executive offices for personnel engaged in general administration, operations, purchasing, accounting, telemarketing, credit card processing, bank processing, other administrative processing, and other similar business activities in accordance with Section [1127.02\(e\)](#) of the Planning and Zoning Code.
- (c) Uses located in building where the primary use in the building is permitted in divisions (a) or (b) shall include the following, when such use is clearly incidental to and located within the same building as the primary permitted use:
  - (1) Drug Store.
  - (2) Deli/Restaurant/Food Service.
  - (3) Office Supply and Service.
  - (4) Travel Agent.
  - (5) Personal Services such as Barber/Beauty Salons, Dry Cleaning Pickup Station, ATM, and Health Offices.
  - (6) Newsstand.
  - (7) Health and Fitness Center.
  - (8) Training Facility.
  - (9) Storage Facilities.
  - (10) Day Care Facility.
  - (11) Other similar uses in accordance with Section [1127.02\(e\)](#) of the Planning and Zoning Code.
- (d) Religious exercise facilities and related uses.
- (e) Temporary parking lots in accordance with [Chapter 1167](#) of the Planning and Zoning Code.

- (f) A park-and-ride facility providing daily parking as the principle use which may include accessory shelters for mass transit passengers or carpooling that typically includes parking lots and associated structures located along or near public transit routes.
- (g) Data Centers.
- (h) Indoor and outdoor public recreational facilities, including but not limited to parks, recreational fields, health and fitness centers, training facilities, concessions stands, playgrounds, nature preserves, swimming pools, and similar facilities, not including such facilities developed for private use. Administrative and maintenance structures, scoreboards, and signs, that are associated with indoor and outdoor public recreation facilities shall be also permitted within this zoning district.

(Ord. 82-96. Passed 1-21-97; Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. [O-15-2013](#). Passed 6-4-13; Ord. [O-07-2015](#). Passed 3-3-15.)

### 1144.03 - CONDITIONAL USES.

The following uses shall be allowed in the Office Campus District (OCD), subject to approval in accordance with [Chapter 1115](#), Conditional Uses:

- (a) Drive-through facilities to be developed in association with a permitted use.
- (b) Research facility for research, analysis, and development, which can be characterized as clean, non-hazardous and light use, and activities incidental or necessary to the conduct of such research, analysis, and development.
- (c) Miscellaneous accessory uses when the primary use of the building is permitted in Section [1144.02](#)(a) or (b), such as show room, distribution, repair shop, light assembly and similar ancillary uses.
- (d) Hotel/Motel including conference and banquet facilities.
- (e) Limited educational institutions offering educational courses and having no rooms regularly used for housing or sleeping of students, as well as ancillary uses typical of that found on a school campus including, but not limited to, parking lots, signs, gymnasiums, auditoriums, cafeterias, and administrative offices; ~~and indoor or outdoor recreational facilities~~. Limited educational institutions include:
  - (1) Secondary schools.
  - (2) Higher education institutions including junior colleges, community colleges, colleges, and universities.

(Ord. 82-96. Passed 1-21-97; Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. [O-03-2022](#). Passed 3-1-22.)

### 1144.04 - DEVELOPMENT STANDARDS.

- (a) Minimum Lot Area. No minimum lot areas required, however, the lot size shall be adequate to provide for on-site parking/loading and yard requirements.

- (b) Minimum Lot Width. No minimum lot width is required, however, all lots shall abut a publicly dedicated and improved street or highway, and shall have adequate width to provide for yard space requirements pursuant to this section.
- (c) Minimum Front Yard Depth. Fifty-five (55) feet except fences, gate houses, entry features and ancillary structures shall be allowed in the front yard setback when approved by the **Community Development Director or their designee. Development Standards Review Committee.**
- (d) Minimum Side Yard Width. Fifteen (15) feet to any paved area and thirty (30) feet to any structure.
- (e) Minimum Rear Yard Depth. Twenty (20) feet to any paved area and forty (40) feet to any structure.
- (f) Lot Coverage. The total lot coverage, which includes all areas of parking and building coverage, shall not exceed 80% of the total lot area.
- (g) Maximum Building Height. Sixty-five (65) feet, except an increased height may be approved by the Planning Commission upon a showing that the height of the building is harmonious and in accordance with the general objectives, or with any specific objectives or purpose, of the Zoning Ordinance.
- (h) Parking and Loading.
  - (1) Except as otherwise provided herein, parking and loading requirements shall be as specified in [Chapter 1167](#). Parking spaces shall be designated to allow a minimum of five (5) feet between any structure and any parked vehicle. ~~Seventy-five to ninety (75—90) degree angle parking shall have a minimum width (measured in feet parallel to the aisle) of nine (9) feet and a minimum length of eighteen (18) feet with a twenty four (24) foot wide maneuvering aisle. One loading space shall be provided per dock space.~~
  - (2) Where appropriate, adequate provisions shall be made for the use of public transportation by employees and visitors.
  - (3) All entry drives shall be coordinated with improvements in road rights-of-way and with landscaping within the site.
  - (4) Indoor and Outdoor Recreational Facilities: In instances where compliance with the off-street parking and loading space requirements of Chapter 1167 may impede the purpose of this zoning district, the number of required parking and loading spaces may be adjusted, provided such adjustments are substantiated by evidence-based standards. Such adjustments shall be subject to review and approval by the Community Development Director or their designee.
- (i) Service Areas and Dumpsters. All service areas including loading docks, exterior storage of materials, supplies, equipment or products and trash containers shall be screened from all public roads and/or adjacent properties at ground level with walls or landscaping. Any walls shall be of the same materials used on the building walls and shall be complemented with landscaping.
- (j) Signage. Signage standards shall comply with those delineated in [Chapter 1169](#). However, the sign area for a wall or free standing sign may be one square foot of sign (as measured in [Section 1169.06](#)) per one thousand (1,000) square feet of usable floor space but shall not exceed a maximum sign area of one hundred twenty (120) square feet per side. A building less than thirty-two thousand (32,000) square feet usable floor space may have a sign of thirty-two (32) square feet per side. Signs shall be located so that no part of the sign shall protrude beyond the wall on which it is located. The use of neon roof mounted and internally illuminated signs is prohibited.

- (k) Satellite Signal Receiving Antennas. Roof mounted dish antennas shall be permitted as an accessory use to permitted uses in this District, and upon application for installation of a satellite signal receiving antenna, it shall be reviewed for safety, compatibility with surrounding development, and for other design measures that screen or otherwise make the dish antenna appear less obtrusive. Otherwise, the standards set forth in [Chapter 1177](#) shall apply to the placement of satellite signal receiving antennas.
- (l) Utilities. All utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Meters, transformers, etc. may be placed above ground, but must be clustered and screened from view. To the extent possible utility line placement shall be sensitive to existing vegetation.
- (m) Mechanical Equipment. Any external mechanical equipment shall be totally screened from all public roads and/or adjacent properties from ground level with materials that are similar to or the same as used on the majority of the building or if screened by landscaping the landscaping shall provide one hundred percent (100%) opacity. This section includes rooftop equipment, satellite dishes (excluding communication devices where technically impracticable), as well as ground mounted equipment. The screening of the mechanical equipment shall be coordinated with the rest of the architecture so as to avoid being seen as an "add on".
- (n) Lighting.
- (1) All external lighting shall be cut off type fixtures and down cast to reduce "spillage".
  - (2) All types of parking, pedestrian and other lighting fixtures shall be of the same type and style and shall be wall mounted cut-off fixtures or located on poles having a maximum height of thirty (30) feet.
  - (3) Luminaries should have a minimum cut-off of forty-five (45) degrees, so as to provide glare control to pedestrian and vehicular traffic, as well as a distinct beam cut-off on the outer perimeter of the setback areas.
  - (4) All light poles and standards shall be in dark color.
  - (5) Landscape uplighting from a concealed source shall be permitted. All upright fixtures must be screened by landscaping.
  - (6) No permanent colored lights or neon lights shall be used when visible from the exterior of the building. Flood lighting of buildings is prohibited, except that accent lighting, from a concealed source, is permitted. Nothing in this subsection shall prohibit lighting required for employee security
- (o) Architecture. As part of the plans, ~~submitted pursuant to Division (q)~~, front, rear and side building elevations shall be shown indicating building material color and height. The following elements shall be considered:
- (1) Materials, texture and color compatibility.
    - A. Earth tones, muted and natural tones are permitted. Brighter hues are permitted only as accent features (such as awnings, doors, limited trim, etc.).
    - B. Materials: Brick, precast wall panels, stone, concrete, coated metals and woods are permitted. Other materials may be permitted, but are subject to approval for intent and compatibility. All glass or highly reflective buildings (or buildings that appear as such), prefabricated metal or untreated masonry block buildings are not permitted.
  - (2) Signage with relationship to the building and building facade.

(p) Landscaping. Landscaping shall follow the guidelines herein established except that incidental modifications may be approved by the **Community Development Director, or their designee** ~~Development Standards Review Committee~~. The developer may also deviate from the landscape guidelines if an alternate landscape plan is approved by the Planning Commission.

- (1) Areas not developed may remain in their natural state or may be used for agriculture purposes, otherwise all undeveloped areas shall be maintained at a maximum of eighteen (18) inch field height and provide an appearance of rural character.
- (2) Pond(s) which are located within the setback areas shall be designed and landscaped to be rural in character.
- (3) Side lot landscaping shall be planted with a mixture of deciduous shade trees and evergreen trees and shrubs. Five (5) trees shall be planted per one hundred (100) L.F. of side lot and one deciduous shrub per tree. All side lot areas not landscaped shall have grass (seed or sod).
- (4) Interior landscaping within parking areas shall be a minimum of five percent (5%) of the total area of the parking lot pavement. The landscaped areas shall be arranged in such a manner so as to visually break up large expanses of pavement and provide landscaped walking paths between parking lots and the main buildings.
- (5) Shrubbery should be Native Deciduous Shrubs and shall be a minimum size of thirty (30) inches height at installation.
- (6) The minimum tree size at installation shall be as follows:

Perimeter Ornamental Tree	2" caliper
Perimeter Deciduous Shade Tree	2"—3" caliper
Perimeter Evergreen Tree	6'—8' tall
Parking lot Ornamental Tree	2" caliper
Parking lot Deciduous Shade Tree	2" caliper
Parking lot Evergreen Tree	4' tall

- (7) No existing trees within the undeveloped areas shall be removed or destroyed unless they are shown to be diseased, interfere with utilities, or are part of a development plan.
- (8) Street areas shall be landscaped and maintained in accordance with Section [1171.04](#).
- (9) Where a required side yard abuts any district where a residence is a permitted use landscaping in accordance with Section [1171.05](#) shall be provided.

~~(q) Development Standards Review Committee. The Development Standards Review Committee shall, prior to the issuance of any permits, approve all plans and elevations necessary to demonstrate compliance to the development standards established for the Office Campus District. Within thirty five (35) days of submission of plans the Committee shall issue a statement of compliance or noncompliance with the development standards established for this District. The Committee shall be comprised of the following persons or their designee:~~

~~Administrator~~

~~Municipal Planner~~

~~Chief Building Official~~

## ~~Municipal Engineer~~

(Ord. 82-96. Passed 1-21-97; Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07.)