

CHAPTER 1168

B-I (Business-Industrial s) Campus Park District

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CROSS REFERENCES

Bufferyards and landscaping - see P. & Z. Ch. 1175

Off-street parking and loading - see P. & Z. Ch. 1181

Signs - see P. & Z. Ch. 1185

Supplemental regulations - see P. & Z. Ch. 1189

Wireless communications facilities - see P. & Z. Ch. 1191

1169.01 PURPOSE.

It is the purpose of the "B-I" Campus Park District to encourage the redevelopment of areas within the City that will not adversely affect adjacent businesses or residential neighborhoods by permitting industrial and manufacturing establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare; and whose potentially objectionable features will be eliminated by design, complete enclosure. No outdoor storage is allowed.

1169.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall be as follows:

- (a) See Appendix B, Schedule of Permitted and Conditional Uses by District.
- (b) Uses similar to those indicated in this district; pursuant to Chapter 1135.

1169.03 PERMITTED ACCESSORY USES.

Permitted accessory uses shall be as follows:

- (a) Uses, buildings or structures customarily incidental to a principal permit.

1169.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses shall be as follows:

- (1) See Appendix B, Schedule of Permitted and Conditional Uses by District.

1169.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area and width for properties in the B-I Campus Park District shall be five (5) acre and a width of not less than 200 feet.

1169.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in B-I Campus Park District shall be 200 feet.

1169.07 MINIMUM LOT DEPTH.

The minimum lot depth for properties in the B-I Campus Park District shall be 200 feet.

1169.08 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the B-I Campus Park District shall be 50 feet.

1169.09 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the B-I Campus Park District shall be a total of 50 feet with a minimum side yard setback of 30 feet each side.

1169.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the B-I Campus Park District shall be 50 feet.

1169.11 MAXIMUM HEIGHT REGULATIONS.

The maximum height for buildings and structures in the B-I Campus Park District shall be as follows:

- (a) No principal structure shall exceed 35 feet in height unless otherwise specified in this Code.
- (b) No accessory structure shall exceed 25 feet in height.

1169.12 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Chapter 1181, Off-Street Parking and Loading.

1169.13 OPEN SPACE.

Developments in the B-I Campus Park District shall provide a minimum 25% open space.

1169.14 UNDERGROUND UTILITIES.

All electric power lines (not including transformers or enclosures containing electric equipment which may be pad mounted), telephone, gas distribution, and cable television lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers.

1169.15 ACCESS CONTROL REQUIREMENTS.

Traffic studies may be required as recommended by the Director of Public Works. The Planning Commission will require access and other traffic related improvements shown to be necessary by the Director of Public Works.