

ARTICLE 28

C-I CAMPUS INDUSTRIAL DISTRICT

28.01 PURPOSE

This district is designed to provide for those activities associated with research and development as well as for office and industrial uses having minimum impact upon the surrounding environment in areas that are suitable for industrial development by reason of location and the availability of adequate utility and transportation systems.

28.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Agriculture; as ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- B. Veterinary Hospitals or Clinics.
- C. Office.
- D. Medical and Dental Laboratories.
- E. Research and Development Laboratories.
- F. Light Manufacturing.
- G. Wireless Telecommunications Towers.

28.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Roadside Stands.
- C. Day Care (provided that such facility does not exceed 5% of the total floor area of the principal use).
- D. Personal Services (provided that such facility does not exceed 5% of the total floor area of the principal use).
- E. Financial Institutions (provided that such facility does not exceed 5% of the total floor area of the principal use).

- F. Retail Business (provided that such facility does not exceed 5% of the total floor area of the principal use).
- G. Restaurants (provided that such facility does not exceed 5% of the total floor area of the principal use).
- H. Warehouse.
- I. Any use or structure customarily accessory and incidental to any of the permitted uses.

28.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Golf Courses.
- B. Non-Commercial Recreation.
- C. Hospitals.
- D. Commercial Recreation.
- E. Government Buildings.
- F. Commercial Entertainment.
- G. Hotels and Motels.
- H. Automotive Service and Repairs.
- I. Automobile, Motorcycle, Recreational Vehicle, Truck, Trailer and Farm Implement Sales; New or Used.
- J. Wholesale Business.
- K. Construction Services.
- L. Maintenance and Storage Facility.
- M. Recreational Vehicle Storage Facility.
- N. Self-Service Storage Facility.

- O. Veterinary Hospitals or Clinics with outdoor runs; as regulated in Section 7.34.
- P. Day Care Center.
- Q. Educational Institution.
- R. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.
- S. Uses similar to those indicated in this District.

28.05 MINIMUM LOT AREA AND WIDTH

The minimum lot area for properties in the C-I Campus Industrial District shall be 15,000 square feet with no minimum width.

28.06 MINIMUM FRONT YARD SETBACK

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

28.07 MINIMUM SIDE YARD SETBACK

There shall be no minimum side yard setback for properties in the C-I Campus Industrial District unless abutting a residential district, then the minimum side yard setback shall be 100 feet.

28.08 MINIMUM REAR YARD SETBACK

There shall be no minimum rear yard setback for properties in the C-I Campus Industrial District unless abutting a residential district, then the minimum rear yard setback shall be 100 feet.

28.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the C-I Campus Industrial District shall be as follows:

- A. No principal structure shall exceed 45 feet in height.
- B. No accessory structure shall exceed 25 feet in height.

28.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be required as is specified in Article 8, Off-Street Parking and Loading.

28.12 ADDITIONAL REQUIREMENTS

- A. All new development and redevelopment shall be subject to the site plan review process as outlined in Article 38.
- B. All business activities within the C-I Campus Industrial District shall be conducted within a fully enclosed building, with the exception of permitted fuel dispensers, parking, loading and unloading, those uses devoted to outdoor display, or storage or uses conditionally approved by the Board of Zoning Appeals.
- C. Outdoor storage and dumpsters shall conform to the regulations of Article 7.
- D. Sidewalks and pedestrian connections shall be provided in accordance with Article 8.
- E. Mechanical equipment, transformers, and other utility hardware shall be screened from public view.
- F. All uses in the C-I Campus Industrial District shall comply with the Environmental Performance Standards in Article 7.