

**CHAPTER 1142  
Campus, Professional, Research and Office District**

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<b>1142.05 Height regulations.</b>	<b>1142.10 Development plan review.</b>

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**1142.01 INTENT.**

The purpose of the Campus, Professional, Research, Office District (CPRO) is to provide for development of planned specialized manufacturing, research and business office complexes compatible with adjacent living areas; to encourage close proximity of residence and work place to reduce traffic congestion and save energy.  
(Ord. 2006-49. Passed 5-21-07.)

**1142.02 USE REGULATIONS.**

- (a) Uses Permitted by Right. A use listed in Table 1142.02 permitted by right as a principal use in a district when denoted by the letter "P" provided that all requirements of other city ordinances and this Planning and Zoning Code have been met;
- (b) Conditional Uses. A use listed in Table 1142.02 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Planning Commission first makes the determination that the requirements of Chapter 1147 have been met according to the procedures set forth in Chapter 1107;
- (c) Accessory Uses. A use listed in Table 1142.02 shall be permitted as an accessory use in a district when denoted by the letter "A". Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections of this Planning and Zoning Code.
- (d) Table 1142.02 Permitted Uses.

<b>Table 1142.02 Permitted Uses</b>	
	<b>CPRO</b>
<b>(1) Residential/Lodging</b>	
A. Single-family dwelling <sup>1</sup>	P

<b>Table 1142.02 Permitted Uses</b>	
	<b>CPRO</b>
B. Two-family dwelling <sup>1</sup>	P
C. Multi-family dwelling <sup>2</sup>	P
<b>(2) Office and Professional Services</b>	
A. Administrative, business and/or professional office	P
B. Financial institutions/Banks & associated drive-thru facilities <sup>4</sup>	C
C. Medical office	P
<b>(3) Entertainment – Recreation</b>	
A. Commercial recreation, outdoor <sup>3</sup>	C
B. School, specialty/personal instruction	P
C. Assembly hall/ membership club/conference center	C
D. Public park, public playground	C
<b>(4) Community Facilities/ Other</b>	
A. Place of worship/church	C
B. Day care facility, child and/or adult	P
C. Hospital	P
D. School (public/private) elementary/secondary	P
E. Manufacturing and production within enclosed building <sup>5</sup>	P
F. Public safety, health or utility facility	P
G. Utility substation/distribution facility, indoor	C
H. Scientific research, development, training and testing facility	C
I. Library, cultural institution	C
J. Wireless telecommunication facility	See Chapter 1173
<b>(5) Accessory Uses</b>	
A. Off-street parking facility	A
P = Permitted by right      C = Conditional      A = Accessory -- = Use not permitted in District	

<b>Table 1142.02 Permitted Uses</b>	
	<b>CPRO</b>
<p><u>Notes to Table 1142.02:</u></p> <p><sup>1</sup> These uses shall be developed in compliance with all applicable regulations pertaining to the R-2 District.</p> <p><sup>2</sup> This uses shall be developed in compliance with all applicable regulations pertaining to the R-3 District.</p> <p><sup>3</sup> Except amusement parks and firearms ranges are prohibited in this District</p> <p><sup>4</sup> The total gross floor area of the building is limited to 2,500 square feet per acre.</p> <p><sup>5</sup> Only those uses that are of a low-intensity nature and which are characterized by minimal truck traffic are conditionally permitted.</p>	

(Ord. 2006-49. Passed 5-21-07; Ord. 2013-44(a). Passed 12-16-13.)

**1142.03 LOT REQUIREMENTS.**

All lots in the CPRO District shall comply with the minimum requirements set forth in

- (a) Table 1142.03 Lot Requirements.

<b>TABLE 1142.03 Lot Requirements</b>	
(1) Minimum lot area	3 acres
(2) Minimum lot width at building line	300 feet
(3) Lot coverage by building	25%

(Ord. 2006-49. Passed 5-21-07.)

**1142.04 SETBACK REQUIREMENTS.**

Every permitted use of land and structures shall be located on a lot in a manner that maintains the minimum building setbacks set forth in this Section for the district in which the lot is located, measured from the appropriate lot line. Each resulting setback shall remain unobstructed by structures except as otherwise specifically permitted in this Code.

(Ord. 2006-49. Passed 5-21-07.)

- (a) Table 1142.04 Setback Requirements.

<b>TABLE 1142.04 Lot Requirements</b>	
(1) Front setback <sup>a</sup>	100 feet
(2) Side setback <sup>a</sup>	50 feet
(3) Rear setback <sup>a</sup>	50 feet

Notes to Table 1142.04:

- <sup>a</sup> See Section 1125.02 for permitted obstructions within required setbacks or other related open space.  
(Ord. 2012-24. Passed 8-20-12.)

**1142.05 HEIGHT REGULATIONS.**

The maximum building height for building and structures is forty-five (45) feet or three (3) stories. (Ord. 2006-49. Passed 5-21-07.)

**1142.06 OFF-STREET PARKING REGULATIONS.**

Off-street parking areas shall conform to the regulations of Chapter 1169 and to the parking requirements set forth below.

- (a) Table 1142.06 Minimum Parking Setbacks. Off-street parking shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified below unless otherwise noted.

<b>TABLE 1142.06 Minimum Parking Setbacks</b>	
(1) Minimum setback from street right-of-way	50 feet
(2) Setback from side and rear lot line abutting non-residential district	10 feet
(3) Setback from side and rear lot line abutting residential district	30 feet

- (b) The area within the parking setback shall be landscaped in accordance with Chapter 1165, Landscaping and Land Use Buffers.  
(Ord. 2006-49. Passed 5-21-07.)

**1142.07 ACCESSORY STRUCTURE REGULATIONS.**

Accessory structures permitted in the CPRO District shall conform to the regulations in this Section as well as any other applicable Sections. (Ord. 2013-44(a). Passed 12-16-33.)

- (a) Accessory Buildings. The height of the accessory building shall not exceed twenty (20) feet. Accessory buildings that have a gross floor area of 200 square feet or less shall be located in a side or rear yard and shall comply with the parking setbacks set forth in Table 1142.06. All other buildings shall be considered principal buildings and shall conform to all lot and setback regulations and development plan review and approval requirements of the zoning district in which the lot is located.
- (b) Fences and Walls. Fences and walls may be erected in the CPRO District in compliance with the requirements set forth below.
- (1) Location.
- A. Fences may be built up to, but not on, the property line, and shall be located entirely on the property of the person

constructing it, except property owners, with written permission from abutting property owners, may connect to fences on adjoining properties.

- B. In order to maintain clear vision lanes for vehicles and pedestrians, no opaque fences shall be permitted within ten (10) feet, in any direction, of the following points:
    - 1. At the intersection of a driveway and sidewalk (or front property line if there is no sidewalk);
    - 2. At the intersection of a driveway and public right-of-way;
    - 3. At the intersection of any two driveways.  
(Ord. 2006-49. Passed 5-21-07.)
  - C. All fences shall comply with Section 1125.15, Visibility at Intersections. (Ord. 2013-44(a). Passed 12-16-13)
- (2) Materials and Construction.
- A. Fences shall be constructed of stone, brick, finished wood, iron, or synthetic look-alike products.
  - B. No fence shall be electrified or topped with barbed or razor wire.
  - C. Only ornamental fences shall be permitted in front of a building, unless required for screening pursuant to Chapter 1165, Landscaping and Land Use Buffers.
  - D. All fences shall be designed, constructed, and finished so that the supporting members face the property of the owner of the fence.
  - E. All fences on a single parcel shall have a unified style and color along a single plane and for all fence segments visible from off the premises from any single direction.
- (3) Height. No fence shall exceed eight (8) feet in height in any rear or side yard, or exceed four (4) feet in height when located in front of a building or a required setback abutting a public street right-of-way, unless otherwise required by this Planning and Zoning Code.
- (4) Screening and Landscaping.
- A. Screening and landscaping is not required for ornamental fences.
  - B. All fences, other than ornamental fences, when visible from public streets or a residential zoning district, shall be visually softened and reasonably screened ~~from the street~~ with appropriate landscaping as follows:
    - 1. One shade tree shall be provided for every forty (40) linear feet of fence length or fraction thereof, not including gates or other fence openings. Each tree at the time of installation shall have a minimum caliper of two (2) inches and a clear trunk height of at least six (6) feet;

2. One shrub, that is twenty-four (24) inches in height at planting, shall be provided for every ten (10) feet fence length or fraction thereof, not including gates or other fence openings; and,
  3. The landscaping may be flexible in its arrangement by appropriately aggregating the required plant materials.
- (5) Fences, walls and similar screening devices shall be maintained in good repair and structurally sound at all times by the owner and/or occupant of the lot on which they are located.  
(Ord. 2013-44(a). Passed 12-16-13.)
- (6) Any proposed fence shall be approved as part of a Development Plan Review in accordance with Chapter 1107.
- (c) Parking. All parking lots shall comply with the screening and landscaping regulations in Chapter 1165, and the parking requirements in Chapter 1169.
- (d) Signs. Signs shall conform to the regulations in Chapter 1171.  
(Ord. 2006-49. Passed 5-21-07.)

#### **1142.08 DESIGN STANDARDS.**

The development plan shall meet the following standards:

- (a) Maintaining the Existing Natural Environment. The integrity of the existing landscape environment shall be maintained to the greatest possible degree or enhanced, particularly at the site periphery.
- (b) Open Space. No less than forty percent (40%) of the site area shall consist of landscaped open space.
- (c) Landscaping and Screening. A landscaped strip at least fifty (50) feet wide shall be provided all along the roadway frontage between the sidewalk or proposed right-of-way line and the building and/or parking lot except where a driveway or other opening may be required. In addition, a landscaped buffer at least fifty (50) feet in width shall be provided on the perimeter of the site where such perimeter adjoins or is across the street from less intense land uses, such as residential.
- (d) Signage and Lighting. Signage and lighting for the development shall be designed to relate harmoniously to the development and neighboring uses. Freestanding signs shall be limited to one per parcel and shall meet the standards of the Sign Code. Lighting shall be designed in such manner as to prevent glare on adjacent properties or highways.
- (e) Ingress and Egress. Points of automobile and truck access to the development shall be controlled and be designed in such manner as to minimize conflicts with adjacent, less intensive development. Access points shall only be permitted from a collector or major street, or a subdivision street designed for nonresidential neighborhoods. Only one point of ingress and egress shall be permitted per parcel, unless its size exceeds five (5) acres.  
(Ord. 2006-49. Passed 5-21-07.)

**1142.09 PERFORMANCE STANDARDS.**

All uses shall comply with the following performance standards:

- (a) Outdoor Activities. No outdoor sale, storage, or display of goods, supplies, or equipment shall be permitted.
- (b) Trash Receptacles. All solid waste products, including empty packing boxes, that result from any permitted principal, conditional, or accessory use shall either be disposed of, stored in buildings, or completely enclosed in containers. Such building, container, or dumpster shall be located in a side or rear yard and shall comply with the minimum parking setbacks set forth in Table 1142.06 and shall be screened in accordance with the provisions set forth in Chapter 1165, Landscaping and Land Use Buffers.
- (c) Lighting. The placement, orientation, distribution patterns and fixture types of outdoor lighting shall comply with the regulations set forth in Chapter 1167.
- (d) Enclosure. All uses and operations, except off-street parking and loading facilities, shall be performed wholly within enclosed buildings, unless specifically permitted otherwise.
- (e) Outdoor Vending Machines. In the CPRO District, there shall be no outdoor vending machines.
- (f) Overhead Utility Lines. All utility lines, electric, telephone, cable, TV lines, etc., shall be placed underground. (Ord. 2006-49. Passed 5-21-07.)
- (g) Emission. No land use or structure shall be used or occupied in any manner to create dangerous or objectionable noise or emissions. All uses shall comply with the regulations regarding emissions in Section 1125.14, Performance Standards. (Ord. 2013-44(a). Passed 12-16-13)
- (h) Stormwater Detention/Retention Facilities. Detention/retention facilities that are visible from a public street shall be integrated into a landscaped area. Such landscaped areas shall contain any combination of the following elements: shade and ornamental trees, evergreens, shrubbery, hedges, and/or other planting materials as well as ornamental fencing. (Ord. 2006-49. Passed 5-21-07.)

**1142.10 DEVELOPMENT PLAN REVIEW.**

All uses in the CPRO district shall be permitted only after development plans have been reviewed and approved according to the procedures set forth in Chapter 1107, Procedures for Zoning Certificates, Development Review and Conditional Use Approval. (Ord. 2006-49. Passed 5-21-07.)