

TITLE: 6
CHAPTER 10: Office Campus



Sections:

- 6-10-1: Intent and Scope of Regulations
- 6-10-2: Uses
- 6-10-3: Lot Size
- 6-10-4: Floor Area Ratio (FAR)
- 6-10-5: Building Setbacks
- 6-10-6: Building Height
- 6-10-7: Signs
- 6-10-8: Off-Street Parking and Loading
- 6-10-9: Traffic Impacts
- 6-10-10: Landscaping

6-10-1: Intent and Scope of Regulations

The OC District is intended primarily to provide large, planned corporate campus sites immediately adjacent to interstates or within one thousand five hundred feet (1,500') thereof, for professional office campus and headquarters. These developments are to be conceived and implemented as comprehensive and unified developments, may contain multiple principal structures on the same lot, and shall be designed to achieve the conscientious preservation/enhancement of existing high quality natural environment and/or buffering of surrounding residential neighborhoods.

6-10-2: Uses

Uses permitted in the OC Office Campus District are identified in the table below:

| Uses | P = Permitted SU = Special Use |
|---|---|
| Auxiliary use, subject to the following: <ul style="list-style-type: none"> • Shall be incidental to and to service the principal use or for the convenience of the employees, including but not limited to, financial institutions without drive-through facilities, pharmacy/drug store, retail sales, cafeteria, and private recreational facility. • Shall be located within the principal structure. • No exterior display of the auxiliary use shall be permitted. | P |
| Attached or detached structured parking garages (accessory to principal use) | P |
| Office; business, professional and corporate headquarters | P |
| Research and development laboratory | SU |

6-10-3: Lot Size

- A. Lot Area shall not be less than four hundred thousand (400,000) square feet.
- B. Lot Width shall not be less than five hundred feet (500').

6-10-4: Floor Area Ratio (FAR)

The maximum allowable floor area ratio (FAR), including all accessory buildings, shall be 0.50 of the gross lot area.

6-10-5: Building Setbacks

| Front* | Corner Side* | Rear* | Side* |
|---------------|---------------------|--------------|--|
| 150 ft. | 100 ft. | 100 ft. | 100 ft., except when abutting an R1, R2, R2A, and/or R3 Zoning District the setback shall not be less than 150 ft. |

*When a required setback abuts an interstate highway, the setback may be reduced to no less than 50 ft.

6-10-6: Building Height

- A. The maximum building height shall be (5) stories or seventy-five feet (75’), including rooftop equipment and screening.
- B. The height of attached or detached structured parking garages shall be subordinate to the principal structure to which it serves.

6-10-7: Signs

Signs shall be subject to the regulations contained in [Title 12 of this Code](#).

6-10-8: Off-Street Parking & Loading

Off-street parking and loading facilities shall be provided as required in [Chapter 11 of this Title](#).

6-10-9: Traffic Impacts

Unless the planned office campus will be reusing the existing structures or occupying no greater than the existing number of parking spaces, a traffic impact study shall be prepared at the property owner/applicant’s expense, analyzing the impacts caused by the planned office campus development on the adjacent public roadways and highway systems, including associated traffic intersections. In the event the traffic study predicts that the performance of the existing traffic infrastructure decreases, the owner/applicant shall proactively mitigate the impacts described in the traffic study so that the traffic infrastructure serving the planned office campus, including any new improvements, performs no worse than pre-existing conditions.

6-10-10: Landscaping

Landscaping shall be subject to the regulations contained in [Title 13 of this Code](#).