

5.11.1 INTENT

The Business Campus district is coded to permit the development of corporate office campus, institutional, and light industrial uses. Because of the presence of a high number of employees, these developments should be designed in a manner that is pedestrian friendly.

The Business Campus district consists of institutions of varying types and coordinated office developments of 10 acres or more. The Business Campus will also function in support of transit opportunities allowing workers and visitors access to the facility by permitting

the use of parking decks and bus stops. Support retail is the only type of retail permitted.

Because of the significant impacts certain interior Business Campus district uses have on the community in size and layout, such developments shall be permitted only upon review of a Master Plan by the Planning Board and approval by the Town Board in accordance with Chapter 12.

5.11.2 USES PERMITTED

USES PERMITTED BY RIGHT	USES PERMITTED WITH CONDITIONS (See Chapter 6)	CONDITIONAL USE
Distribution (ancillary to principal use) Institutional Uses Office Uses Warehouse (ancillary to principal use) Wholesale (no outdoor storage)	Bus stop shelters Daycares/Preschools Essential Services, Class 1 & 2 Support Retail: Beauty Shops, Barber Shops, Restaurants, and Dry Cleaning establishments	Essential Services, Class 3* Hotels / Motels / Inns Light Manufacturing Parking Decks (ancillary to principal use) Drive Through Facilities (ancillary to principal use)* *See Chapter 6 <i>Uses Permitted with Conditions</i>

Exclusions:

- Mini Warehouse
- Adult Establishments
- Boat/Heavy Equipment/Manufactured Home Repair, Sales & Service
- Automotive, Leasing, and/or Service
- Automotive Sales
- Gambling facilities
- Junk Yards
- Mining or Landfill Operations
- Motor Raceway
- Outdoor Storage
- Prisons
- Recycling and Salvage Operations
- Rail Freight Oriented Uses
- Residential
- Residential Care Home
- Retail Uses

Also excluded are all other uses that are not specifically enumerated or are not interpreted by the Planning Board to conform as enumerated uses pursuant to Section 3.10.

Section 5.11 Business Campus (BC)

Section 5.11 Business Campus (BC)

5.11.3 LOT SPECIFICATIONS

Refer to section 3.2 for required lot standards.

Permitted Building Types (preferred type decided upon during the development review process)

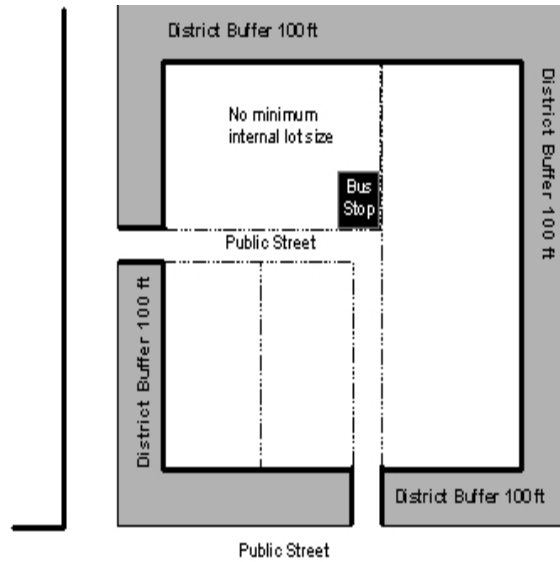
Allyard Building
 Sideyard Building
 Rearyard Building
 Courtyard Building

Minimum District Size

10 acre

Minimum District Buffer

District Buffer along Interstate: 50 ft
 District Buffer Adjacent to Residential: 100 ft
 District Buffer Adjacent to Commercial: 50 ft



5.11.4 PLATTING PROVISIONS

- A. Internal setbacks shall be set during the review process.
- B. A coherent, interconnecting network of internal public streets shall be designed to accommodate the various uses found within the District.
- C. Sidewalks shall be constructed along the main streets within the District to provide internal users pedestrian access.
- D. Lots and buildings shall be designed so as to establish quadrangles within the District.
- E. The street network shall be designed in a manner to facilitate bus transit. Front doors shall be located to provide easy access to the interior of buildings from transit stops.
- F. The interior of new *Business Campus* Developments shall maintain a well-defined open space network to give prominence to important structures and allow for assembly and pedestrian circulation.
- G. The arrangement of multiple buildings on a single lot shall establish building facades parallel to the frontage property lines along existing streets and proposed interior streets.

5.11.5 GENERAL PROVISIONS

- A. All buildings shall comply with the provisions of Chapter 4 Architectural Requirements.
- B. Corner lots shall have two front yards and utilize the minimum front setbacks for each unless otherwise determined by the Planning Director.
- C. Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 5 ft. Canopies and awnings are permitted to encroach into the front setback up to 5 ft.
- D. Accessory buildings, satellite dishes and other similar structures shall be constructed in the rear yard only.
- E. Satellite dishes may not exceed 2 feet in diameter.
- F. Hedges shall be planted at least 3 feet from the property line. Garden walls shall be constructed at least 1 foot from the property line. Fences may be placed on the property line. Front yard fences shall not exceed 4 ft in height. Side and rear yard fences shall not exceed 8 feet in height. Fences shall be constructed such that the finished (sheathed) side is oriented towards adjoining lots, streets, or the public right-of-way.
- G. Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard.
- H. Trash containers and mechanical equipment shall be located in the rear yard and shall be screened from view. Outdoor Storage shall utilize Opaque Screen/Buffer consistent with the requirements of Chapter 9.4.2 of this Code.
- I. All buildings shall front on internal streets.
- J. Access may only be provided from internal streets. Driveways onto external streets are prohibited.
- K. Internal front setbacks shall be designed to create steady and even frontage lines.
- L. Parking areas and private driveways may not encroach into setbacks that abut external public streets. Internal public streets may encroach into setbacks that do not abut public external streets or residential uses up to 40 feet.
- M. External streets shall be screened in accordance with the Master Plan at the discretion of the Town Board.

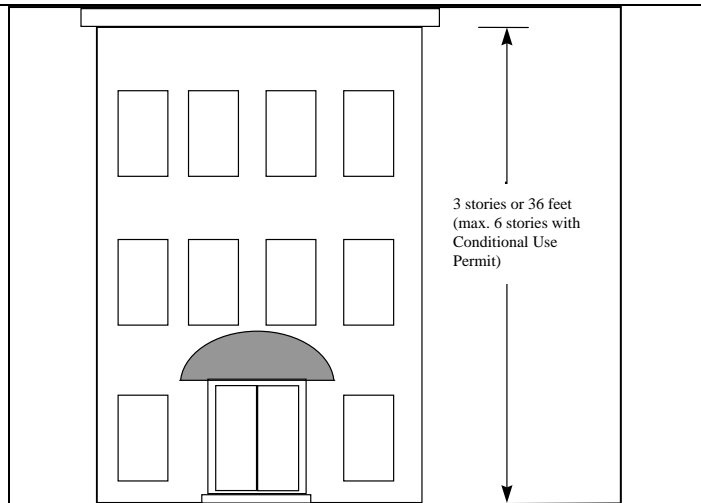
5.11.6 PARKING

Parking decks and surface parking shall be provided to the side or rear of all buildings.

5.11.7 HEIGHT

Building height shall be measured as the vertical distance from the highest finished grade relative to the street, to the roofline. (Exceptions: Roof equipment and structures not intended for human occupancy and which are necessary to the building upon which they are placed.)

Maximum: 3 Stories or 36 feet (whichever is greater). A maximum of 6 stories may be permitted with a *Conditional Use Permit*.



Section 5.11 Business Campus (BC)

Section 5.11 Business Campus (BC)

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