

**CHAPTER 1119**  
**EC-1 Educational Campus District**

<b>1119.01</b>	<b>Purpose.</b>	<b>1119.05</b>	<b>Accessory uses permitted.</b>
<b>1119.02</b>	<b>Principal uses permitted.</b>	<b>1119.06</b>	<b>General provisions.</b>
<b>1119.03</b>	<b>Provisional uses permitted.</b>	<b>1119.07</b>	<b>Special provisions.</b>
<b>1119.04</b>	<b>Conditional uses permitted.</b>		

**1119.01 PURPOSE.**

The purpose of this district is to establish appropriate areas for the development of educational campuses.

**1119.02 PRINCIPAL USES PERMITTED.**

A lot or building may be occupied by the following principal uses:

- (a) Any use or structure permitted in the RM-20 district and as hereinafter modified, except halfway houses.  
(Ord. 03-244. Passed 7-8-03.)
- (b) Institutional structures owned by a college or university and used for academic and related purposes, including the recreation, housing and feeding of students and guests of the college or university.
  - (1) Such structures shall front either on a public street or permanent open public space or on a common yard or outer court or private court or private drive, which drive is paved to a width of at least twenty (20) feet if two-way, or twelve (12) feet if one-way. The aforementioned yards, courts, or open spaces shall be at least twenty-five (25) feet in width and every structure facing such shall be within fifty (50) feet of a public street or a private drive (minimum dimensions listed above).
  - (2) Such structures abutting on a street designated as primary or secondary on the Thoroughfare Plan shall have a setback of twenty-five (25) feet or to any other established line, whichever is less. On streets not so designated as primary or secondary where the college or university erecting the structure owns property for a distance of 100 feet along one (1) side of the street right of way on both sides of the property to be built upon, or owns all of the street frontage within the block along the side of the street to be built upon, the front yard setback shall be

not less than twenty (20) feet for fifty percent (50%) of the site along any on (1) street. On the remaining fifty percent (50%) of such frontage, the structure may project to the street right of way. Where the college or university does not own the above-sited frontages, a setback of twenty (20) feet along the front yard and fifteen (15) feet along the street side line of a corner lot shall be required.

(Ord. 03-244. Passed 7-8-03.)

- (3) There shall be a minimum distance of fifteen (15) feet maintained between such structures and twenty-five (25) feet, or one-half (1/2) the height of the institutional structure, whichever is greater, between such structures and noninstitutional structures.
- (4) There shall be provided for or available to each such structure, hereafter erected, off- street parking facilities as follows:
  - A. One (1) parking space, as hereinafter defined, for every six (6) students, which structure is designed to serve at any one (1) time, except that in the case of stadiums, sports arenas, theaters, churches and other places of assembly open to the public, one (1) parking space shall be provided or available for each ten (10) seats, counting as one (1) seat each twenty (20) inches of seating facilities where pews, benches or similar seating facilities are employed. Where the number of parking spaces is determined by the student capacity, as set forth above, then in the event the college or university does not permit over twenty-five percent (25%) of the student body to operate and own motor vehicles, the number of parking spaces required shall be determined as follows:
    - (i) One (1) parking space for each faculty member and other employee of the university or college. Duplication of parking facilities shall not be required in connection with the erection of several such structures, provided such parking facilities are available within the distance prescribed in subsection (b)(4)C. hereof.
  - B. Each off-street parking space must meet the requirements of 1153.05. Parking spaces available along private streets or roads which do not obstruct traffic shall be considered as qualifying for off-street parking.  
(Ord. 02-177. Passed 4-16-02.)
  - C. Off-street parking facilities shall be within 1,600 feet of the structure they are to serve and shall be of a permanent type, except that in the case of stadiums or sports arenas such facilities may be of a temporary nature if on an open field owned by the college or university owning the stadium or sports arena served.
- (5) Wherever the provisions of this section are inconsistent with those of any other more restrictive section, the provisions thereof shall govern.

**1119.03 PROVISIONAL USES PERMITTED.**

The provisional uses as regulated in the RM-20 district shall be permitted.

**1119.04 CONDITIONAL USES PERMITTED.**

The conditional uses as regulated in the RM-20 district shall be permitted, with the exception that halfway houses shall not be permitted in this district.

**1119.05 ACCESSORY USES AND STRUCTURES PERMITTED.**

The accessory uses as regulated in the RM-12 district shall be permitted.

**1119.06 GENERAL PROVISIONS.**

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Titles Four, Five, and Six.

**1119.07 SPECIAL PROVISIONS.**

None.