

CHAPTER 1252
Educational Institution District

1252.01 Purpose.	1252.04 Off-street parking and loading.
1252.02 Principally permitted uses.	1252.05 Area, yard and height requirements.
1252.03 Conditionally permitted uses.	

CROSS REFERENCES

Municipal zoning - see Ohio R.C. 713.06 et seq.
 General provisions and definitions - see P. & Z. Ch. 1240
 Administration, enforcement and penalty - see P. & Z. Ch. 1242
 Districts generally and Zoning Map - see P. & Z. Ch. 1244
 Nonconforming structures, uses and lots - see P. & Z. Ch. 1266
 Off-street parking and loading - see P. & Z. Ch. 1268
 Conditional uses - see P. & Z. Ch. 1272
 Supplementary regulations - see P. & Z. Ch. 1278

1252.01 PURPOSE.

The Educational Institution District has been designed to accommodate all the primary and necessary functions of post-secondary educational institutions. The residential components of such an institution must be conditionally reviewed because of relatively high densities and because of impacts on the utility network and surrounding neighborhoods. Ancillary office or research facilities that are not an integral part of an existing Yellow Springs educational institution must also be conditionally reviewed because of their potentially large impact.
 (Ord. 81-11. Passed 7-6-81.)

1252.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in an Educational Institution District:

- (a) All nonresidential buildings or structures as needed for the conduct of a post-secondary educational institution;
- (b) Publicly-owned parks and playgrounds;
- (c) Public libraries, publicly owned museums, and schools and other buildings or premises used exclusively by Federal, State, County or Municipal governments for public purposes, but not including workshops, workhouses or open storage;

(d) Conversions of existing structures to residential uses consistent with requirements for principally permitted uses in a Residence "B" District.

(Ord. 81-11. Passed 7-6-81.)

1252.03 CONDITIONALLY PERMITTED USES.

The following uses shall be conditionally permitted in an Educational Institution District, subject to the provisions of Chapter 1272:

(a) Dormitories and other residential structures necessary for the conduct of a post-secondary educational institution;

(b) Clinics, research centers, light manufacturing enterprises and business offices located in existing buildings and meeting the standards for the same included under Chapter 1272, and not including uses which create consumer traffic at retail or excessive vehicular traffic of any kind, nor the sale or storage of items which are readily available through retail or wholesale offices;

(c) Churches, Sunday school buildings, parish houses and other places of worship;

(d) Conversions of existing structures to residential uses consistent with requirements for conditionally permitted uses in a Residence "B" District;

(e) Establishment of new residential structures, on existing lots of record, meeting the requirements for similar uses in a Residence "B" District.

(Ord. 81-11. Passed 7-6-81.)

(f) Bed and breakfast establishments. (Ord. 87-11. Passed 7-20-87.)

1252.04 OFF-STREET PARKING AND LOADING.

Every principally or conditionally permitted use shall meet the off-street parking and loading requirements specified in Chapter 1268.

(Ord. 81-11. Passed 7-6-81.)

1252.05 AREA, YARD AND HEIGHT REQUIREMENTS.

The following minimum requirements shall be observed in an Educational Institution District:

(a) Height. No structure shall exceed forty feet in height.

(b) Lot Area. The minimum lot area shall be 20,000 net square feet.

(c) Lot Frontage. The minimum lot frontage shall be seventy-five feet.

(d) Front Yard Depth. The front yard depth for all structures shall be not less than thirty-five feet.

(e) Side Yard Width. The least side yard width shall be the greater of either five feet or five-twelfths of the structural height.

(f) Rear Yard Depth. Except as provided for in Section 1278.03, the rear yard depth shall be not less than twenty-five feet.

(Ord. 81-11. Passed 7-6-81.)

(g) Lot Coverage. No building shall be established with lot area coverage of more than fifty percent, and the lot coverage, including all impervious surfaces, shall not exceed sixty-five percent.

(Ord. 92-16. Passed 11-2-92.)