

Chapter 440 – Office/Research/Medical District (ORM)

440.001 Office/Research/Medical District Generally

(a) The purpose of the Office/Research/Medical District (ORM) is to provide opportunities for higher density corporate offices or lower density professional, research and medical uses as identified by the Comprehensive Plan. These uses provide employment, economic development, and community access to professional services and are typically located in areas easily accessed by commuters and close to support type uses. This District supersedes the B-11 Professional Services District in existence prior to the enactment of this Resolution.

(b) In this District hours of operation are typically limited to normal business hours and do not include overnight operations. Developments can be planned with individual buildings on single sites, or as part of a campus development, and provide a good transition between higher intensity retail uses and residential districts. Appropriate sites include areas where access to busier streets is available, where higher density retail uses or lower density residential uses are not appropriate and access to services and restaurants is available. (Amnd. 10-20-2020)

440.01 Permitted Uses

Within the ORM District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 511 – Publishing Industries
2. 517 – Telecommunications
3. 519 – Other Information Services
4. 522 – Credit Intermediation and Related Activities
5. 523 – Securities, Commodity Contracts, and other Financial Investments and Related Activities
6. 524 – Insurance Carriers and Related Activities
7. 525 – Funds, Trusts, and other Financial Vehicles
8. 531 – Real Estate, all with the exception of the following uses which are prohibited:
 - a) 53113 – Lessors of Mini-warehouses and Self-storage units
9. 533 – Lessors of Nonfinancial Intangible Assets
10. 54 – Professional, Scientific, and Technical Services, all with the exception of the following uses:
 - a) 54185 – Outdoor Advertising
 - b) 54186 – Direct Mail Advertising
 - c) 54187 – Advertising Material Distribution Services
 - d) 54189 – Other Services Relating to Advertising
 - e) 54192 – Photographic Services
 - f) 54194 – Veterinary Services
11. 55 – Management of Companies and Enterprises (all)
12. 5611 – Office Administrative Services
13. 5613 – Employment Services
14. 5614 – Business Support Services with the exception of
 - a) 561491 – Repossession Services
15. 561492 – Court Reporting and Stenotype Services
16. 5615 – Travel Arrangement and Reservation Services
17. 621 – Ambulatory Health Care Service, All with the exception of the following:
 - a) 62191 – Ambulance Services
18. 622 – Hospitals

19. 71132 – Promoters of Performing Arts, Sports, and Similar Events Without Facilities
20. 7114 – Agents and Managers for Artists, Athletes, Entertainers, and other Public Figures
21. 813110 Church or other places of religious worship
22. 8132 – Grant making and Giving Services
23. 8133 – Social Advocacy Organizations
24. 8134 – Civic and Social Organizations
25. 8139 – Business, Professional, Labor, Political, and Similar Organizations
26. 92 – Public Administration, all except for the following:
 - a) 92214 – Correctional Institutions
 - b) 92215 – Parole Offices and Probation Offices (Amnd. 3-17-2026)

440.02 Conditional Uses

The following uses may be permitted as conditional uses in the ORM District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 51211 – Motion Picture and Video Production
2. 51219 – Postproduction Services and Other Motion Picture and Video Industries
3. 51222 – Integrated Record Production /Distribution
4. 51224 – Sound Recording Studios
5. 5151 – Radio and Television Broadcasting
6. 5152 – Cable and Other Subscription Programming
7. 518 – Data Processing, Hosting, and Related Services
8. 54192 – Photographic Services
9. 54194 – Veterinary Services
10. 6112 – Junior Colleges
11. 6113 – Colleges, Universities and Professional Schools
12. 6114 – Business Schools and Computer and Management Training
13. 61161 – Fine Arts Schools
14. 61163 – Language Schools
15. 611691 – Exam Preparation and Tutoring
16. 6117 – Educational Support Services
17. 6241 – Individual and Family Services (non-residential facilities only)
18. 6243 – Vocational Rehabilitation Services
19. 6244 Child Day Care Services
20. 922 – Justice, Public Order, and Safety Activities with the exception of:
 - a) 92214 – Correctional Institutions
 - b) 92215 – Parole Offices and Probation Offices (Amnd. 1-20-2020, 3-17-2026)

440.03 Lot Area, Lot Width, and Yard Setback Standards

The following lot area, lot width, and yard setback standards shall apply to all lots within the ORM District:

1. Minimum Lot Area

All lots within the ORM District shall be a minimum of 1.5 acres in area, or such larger area as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all applicable regulations. (Amnd. 10-20-2020, 6-15-2021, 9-5-2023)

2. Minimum Lot Width

The minimum width for all lots in the ORM District shall be applied based upon the functional classification of the road upon which the lot fronts. Functional road classifications shall be those indicated on the road classification map published by the County Engineer. The following minimum lot widths shall apply:

Road / Street Classification	Minimum Lot Width	
	Lots without CAD	Lots with CAD*
Local Road	150 feet	150 feet
Minor Collector Road	200 feet	150 feet
Major Collector Road	300 feet	200 feet
Minor Arterial Road	400 feet	250 feet
Principal Arterial Road	500 feet	250 feet
Freeway	N/A	N/A

** Lots sharing a common access drive (CAD) with (an) adjacent lot(s) shall be permitted to have a reduced width as shown in the above table.*

(Amnd. 9-5-2023)

3. Maximum Lot Coverage

The maximum lot coverage in the ORM District shall be thirty-five percent (35%). (Amnd. 9-5-2023)

4. Front Yard Setbacks

The front yard setback for all lots in the ORM District shall applied based upon the functional classification of the road upon which the lot fronts. The functional roadway classifications shall be those assigned by the County Engineer. The minimum front yard setbacks for the ORM District shall be as follows:

Road / Street Classification	Minimum Front Setbacks For:	
	All Buildings / Structures	Parking and Circulation
Local Road	40 feet	20 feet
Minor Collector Road	40 feet	20 feet
Major Collector Road	40 feet	20 feet
Minor Arterial Road	50 feet	30 feet
Principal Arterial Road	60 feet	40 feet
Freeway	N/A	N/A

(Amnd. 9-5-2023)

5. Side Yard Setbacks

The side yard setbacks in the ORM District shall be as follows:

- a) When any lot in the ORM District adjoins any lot less than 5 acres in area zoned in any residential district, or where the side lot line exists within 100 feet of any residential structure, the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service areas.
 - (iii) 50 feet for all buildings and structures.
- b) For all other lots in the ORM District the side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 20 feet for all buildings and structures. (Amnd. 6-15-2021)

6. Rear Yard Setbacks

The minimum rear yard setbacks in the ORM District shall be as follows:

- a) When any lot in the ORM District adjoins any lot less than 5 acres in area zoned in any residential district, or where the rear lot line exists within 100 feet of any residential structure, the minimum rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 50 feet for all buildings, structures, loading, delivery, and service areas.
- b) For all other lots in the ORM District the minimum rear yard setbacks shall be 20' for all buildings, structures, parking, vehicular circulation and loading, delivery, and service areas. (Amnd. 10-20-2020, 6-15-2021)

440.04 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the ORM District:

1. Building Construction

All uses within the ORM District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. (Amnd. 12-21-2021)

2. Temporary Buildings and Structures

All temporary buildings and structures shall comply with the provisions of Chapter 600, Chapter 640, and all other applicable provisions of this Resolution. (Amnd. 12-21-2021)

3. Building Height

The maximum height of all structures in the ORM District shall be 50 feet, measured as defined in Chapter 300 of this Resolution.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the ORM District:

- a) Main Entries – All buildings within the ORM District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. In an office park, where more than one building are served by an internal roadway network, the main entry of individual buildings are permitted to front the interior circulation drive. The main entrance of each building, or to individual tenant spaces of a multi-tenant building, shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
- b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the ORM District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, landscaping, or a combination of the above. For any use where the side or rear of a building fronts to US Highway 33, US Highway 42, or Industrial Parkway, those elevations visible shall be treated in a similar fashion to the main façade and shall not appear as an obvious side or rear elevation. (Amnd. 12-21-2021)
- c) Loading Docks and Loading Areas – Loading docks and loading areas shall not be permitted on any building elevation that fronts to a public roadway. All loading docks and loading areas shall be located on the side or rear elevations of the building. (Amnd. 12-21-2021)

440.05 Loading, Delivery, and Service Areas

All loading, delivery, service, or similar areas shall be screened in accordance with the requirements of Chapter 620. (Amnd. 10-20-2020, 12-21-2021)

440.06 Off-Street Parking

Off-street parking for all uses in the ORM District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Chapter 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the ORM District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Chapter 610.

2. Parking Area Landscaping

All parking areas shall be landscaped in accordance with the provisions of Chapter 620. (Amnd. 10-20-2020, 12-21-2021)

440.07 Landscaping

All uses within the ORM District shall be landscaped in accordance with Chapter 620 of this Resolution.

440.08 Signage

All signs located within the ORM District shall comply with the provisions of Chapter 615. (Amnd. 10-20-2020, 6-15-2021, 12-6-2022)

440.09 Lighting

All exterior lighting within the ORM District shall strictly adhere to the requirements of Chapter 630 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the ORM District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture. (Amnd. 10-20-2020)