

CHAPTER 26 B-P BUSINESS PARK DISTRICT

Sections:

- 26.1.0 Purpose
- 26.2.0 Permitted uses
- 26.3.0 Permitted accessory uses
- 26.4.0 Conditional uses
- 26.5.0 Prohibited uses
- 26.6.0 Development standards
- 26.7.0 Site plan approval

26.1.0 PURPOSE. The purpose of the Business Park District is to provide for and encourage the development of business parks that are established in a campus like setting with landscaping and architectural amenities that create a sense of place and an aesthetically attractive urban development. It is intended that the business park district provide for the grouping and clustering of professional offices, commercial uses, non-hazardous research and development facilities and high technology manufacturing that functionally interact well together. Development standards of this district are intended to provide compatibility with and protection to surrounding residential and commercial properties by minimizing traffic congestion, noise, glare, vibration, odors, airborne particulate, and toxic substances. Sites within this zone should have primary access to or be functionally convenient to principal arterials.

26.2.0 PERMITTED USES. The following uses shall be permitted in the business park district:

- (1) Administrative professional and business offices.
- (2) Research laboratories and facilities.
- (3) Testing laboratories and facilities.
- (4) Research and Development facilities for the creation of prototypes.
- (5) Manufacturing assembly testing and repair of component devices, equipment and systems of an electrical, electronic or electromagnetic nature.
- (6) Manufacture testing, repair and assembly of optical devices, equipment and systems.
- (7) Manufacture testing, repair and assembly of testing equipment.
- (8) Pharmaceutical laboratory.
- (9) Blue printing, photocopying, photo engraving, and film processing.
- (10) Printing.
- (11) Manufacture of ceramic products using only previously culturized clay and using kilns fired only by electricity or gas.
- (12) Manufacture of control devices and gauges.
- (13) Industrial medical facilities.
- (14) Cafeteria, restaurant.

26.3.0 PERMITTED ACCESSORY USES. The following accessory uses and buildings shall be permitted in the Business Park District.

- (1) Retailing activities provided said activity does not occupy more than 35% of any structure.
- (2) Warehousing provided said use does not occupy more than 35% of any structure;
- (3) Auditoriums and conference facilities.
- (4) Day care for family members of employees.
- (5) Above and below ground tank storage of critical material. Above ground tanks shall not exceed 20' in height and shall be painted a neutral color to match or compliment the principal building. Additionally, the first 7 feet of all ground tanks shall be screened by a solid masonry wall.

26.4.0 CONDITIONAL USES. The following uses are permitted subject to the approval of a special permit:

- (1) Motels and Hotels.
- (2) Business, professional, technical and trade schools.
- (3) Recreational areas and facilities.
- (4) Non-motorized recreational trails and similar facilities.

26.5.0 PROHIBITED USES. The following uses shall be prohibited in the Business Park District:

- (1) Any outdoor manufacturing, testing, processing, or similar activities.
- (2) Outdoor storage except as provided in this section.
- (3) Outdoor sales.
- (4) Residential uses including caretakers residences.
- (5) On-site hazardous substance processing and handling or hazardous waste treatment and storage facilities unless clearly incidental and secondary to a permitted use. On-site hazardous waste facilities shall be subject to the state siting criteria.

26.6.0 DEVELOPMENT STANDARDS

- (1) Minimum lot area: No specific lot area is required, except the minimum area required for a business park zone shall be twenty-five (25) acres. Land immediately adjacent an existing business park zoning district may be added to that district in increments of five acres.
- (2) Lot Coverage: Lot area coverage by buildings or structures shall not exceed fifty percent of the total lot area.
- (3) Minimum Yard Setbacks:
 - (a) Front Yard: 50 feet.
 - (b) Side Yard: No requirements except where a business park lot abuts a residential district then the side yard shall be 30 feet or equal to the height of the building whichever is greater.
 - (c) Rear Yard: 30 feet or equal to the height of the building, whichever is greater.

- (4) Maximum building height:
 - (a) Forty-five (45) feet except a greater height may be approved by special permit.
- (5) Parking: All parking lots shall be improved with appropriate curbs for drainage control and to maintain landscaping areas. Parking lots shall be constructed of asphalt concrete or Portland cement concrete and shall contain canopy trees as provided in Section 6 (F).
- (6) Landscaping: The landscaping provisions of this section shall supersede and take precedence over the Landscape and Screening provisions.
 - (a) Fifteen percent of all lot areas shall be landscaped.
 - (b) The twenty feet of front yard setback area nearest street rights-of-way shall be landscaped.
 - (c) At least fifty percent of all building exteriors shall abut landscaped areas.
 - (d) Except for loading and unloading zones buildings shall be no closer than ten feet from a parking area.
 - (e) For every thirty parking spaces within a parking lot, one large canopy tree (one and one half to two inch caliper at planting) shall be located within the parking lot.
 - (f) No paving shall be permitted within four feet of the center of a tree at the time of planting.
 - (g) Seventy percent of all landscaped areas shall contain live vegetation said vegetation shall consist of a variety of shrubs, trees and ground covers.
 - (h) All landscaping shall be regularly maintained in good order and healthy conditions following good commercial landscaping maintenance practices.
 - (i) Loading and unloading dock areas shall be screened from adjoining properties and street rights-of-way with masonry walls and/or landscaping elements.
 - (j) Rear and side yard setback areas immediately adjacent neighboring properties in a different zone shall be treated with landscaped elements so as to create a visual buffer.
 - (k) At least fifty percent of the required landscape area shall be visible from the street adjoining the lot.
- (7) Loading and Unloading Docks:
 - (a) Loading and unloading dock areas shall be screened as required in Section (6)(i).
 - (b) Sufficient area shall be provided on-site to accommodate loading and unloading activities. Streets and street rights-of-way shall not be used for these purposes.
- (8) Roof Top Equipment: All roof top equipment shall be screened so as not to be visible from the horizontal plane of building roofs.
- (9) Outdoor Storage and Waste Disposal:
 - (a) No outdoor storage shall be permitted in the business park zone unless such storage is entirely enclosed by building walls and/or a

- solid masonry wall not less than seven (7) feet in height. No materials stored behind the wall shall extend and be visible above the wall.
- (b) No materials or waste shall be deposited upon a property within the business park zone in such a form or manner that they may be transferred to other areas by natural causes or forces.
 - (c) All waste material shall be stored in an enclosed area in proper containers and shall be accessible to service vehicles.
- (10) Signage: All signs advertising the business park and/or businesses located therein not affixed to buildings shall be ground signs, which blend with and complement landscaping and architecture. No roof signs, perpendicular to walls or freestanding pole signs are permitted. All wall signs shall not exceed ten (10) percent of wall areas in size.
- (11) Architecture: All structures shall be constructed so as to create a unique and distinct character for the business park. Building exteriors shall consist of various types of concrete, brick, stucco, glass, tile, wood products and composite materials. The materials are to be used so as to create character and relief to the buildings. Twenty (20) percent of a building's exterior may be constructed of baked enamel, sheet metal (excluding the roof area).

26.7.0 SITE PLAN APPROVAL. Site plan approval by the Planning Director shall be a prerequisite for obtaining a building permit for any development within a business park district. All site plans shall illustrate the following:

- (1) Vicinity map.
- (2) Boundaries and dimensions of the property.
- (3) Locations of buildings and structures with existing and proposed location and layout of off-street parking.
- (4) Loading and unloading areas, location of walls and fencing indicating the height thereof.
- (5) Location of storage areas and refuse containers.
- (6) Location and size of signs, landscaping plan.
- (7) Landscaping plan.
- (8) Indication of building height.
- (9) Proposed architectural treatment of buildings.
- (10) Location and size of all existing and proposed utilities.
- (11) Site drainage.
- (12) Access to public streets.
- (13) Interior circulation proposal, including truck circulation for loading/unloading.
- (14) Adjacent public streets.
- (15) Acreage of site.
- (16) Indication of adjoining use.