

Sec. 204.9. BP – Business Park.

The Business Park District is established to foster the development of employment-based uses such as corporate offices, light manufacturing and other uses that contribute to the creation of a regional employment center. Because of the presence of a high number of employees, these developments should be designed in a manner that accommodates pedestrian, bicycle and other modes of alternate transportation.

This district is intended to provide for the establishment of planned, mixed-use developments along major thoroughfares. Access onto these thoroughfares should be kept to a minimum in order to protect the vitality of the roadway; to establish a positive first impression for persons entering the city; and to maintain a quality appearance which will stabilize or increase property values.

Sec. 204.10. - 14. Reserved.

DIVISION 3. SCHEDULE OF USES.

Sec. 204.15. Commercial and business districts.

Land and buildings in the Commercial and Business Districts shall only be used in accordance with the following table:

- Principal use (P). Authorized by-right, subject to all other applicable provisions of this ordinance.
- Accessory use (P+) Authorized subject to supplemental use regulations as identified in the referenced section.
- Conditional use (C). Authorized pursuant to supplemental regulations identified in the referenced section and in accordance with the provisions of Sec. 207.26.
- Not Permitted. A blank cell indicates the specified use is not permitted.

Schedule of land use: Commercial and Business Districts					
Use	NC	C - 4	PO	BP	See Section
Accommodations, hospitality and entertainment					
Banquet or meeting hall	P	P			
Commercial indoor recreation facility		P			
Hotel	P	P	P	P	
Microbrewery	P	P			
Restaurant	P	P	P	P	
Restaurants with a drive-thru	P+	P+			207.10.
Tap house/brewpub/wine bar	P	P			
Theater	P	P			
Civic and institutional					
Community oriented cultural facility	P	P	P	P	
Government facility	P	P	P	P	
Park	P	P	P	P	

Use	NC	C - 4	PO	BP	See Section
Place of public worship and general places of assembly	C	C	C	C	Sec. 207.34.
School, college or university	P	P	P	P	
School (K-12), private	C	C	C	C	Sec. 207.35.
School (K-12), public	P	P	P	P	
School, specialized training	P	P	P	P	
Group living					
Adult day center	P		P		Sec. 207.40.
Assisted living/memory care facility	P		P		Sec. 207.41.
Community living arrangement	P				Sec. 207.42.
Narcotic treatment center	P		P		Sec. 207.43.
Skilled nursing facility	P		P		Sec. 207.45.
Offices and services					
Animal services, no outside kennels	P	P	P	P	
Child care facility	P	P	P	P	Sec. 207.9.
Contractor facility		P	P	P	
Data centers and technology-related facilities				P	
Drive-thru facilities for automated teller machines, banks and pharmacies	P+	P+	P+	P+	207.11.
Electronic equipment facilities and assembly plants				P	
Fitness club	P	P	P	P	
Funeral home and accessory crematory		P	P	P	
Hospital			P	P	
Life science-related facilities			P	P	
Locksmiths and gunsmiths, no firing range			P	P	
Medical and dental offices, clinics and laboratories		P	P	P	
Medical supplies and sales		P	P	P	
Mini-warehouse/self-storage, with common entry/entries		C			207.66.
Non-emergency medical transport services	P		P	P	
Offices, professional	P	P	P	P	
Offices and services with a drive-thru		P+	P+	P+	207.11.
Optometry and vision care facilities	P	P	P	P	
Outdoor storage				C	207.65.
Personal services	P	P	P	P	
Research and testing facilities and laboratories	P		P	P	
Vehicle repair		C			207.67.
Vehicle wash		P			

Use	NC	C-4	PO	BP	See Section
Outdoor storage				C	207.65.
Personal services	P	P	P	P	
Research and testing facilities and laboratories	P		P	P	
Vehicle repair		C			207.67.
Vehicle wash		P			
Retail					
Building supply and sales		P			
Convenience stores, gasoline and diesel fuel sales		C			207.56.
Dry cleaning facilities	P	P			
Flea market		C			207.58.
General retail (single tenant < 16,000 SF)	P	P			
General retail (single tenant > 16,001 SF)		P			
Outdoor display	P+	P+			207.12.
Nurseries and greenhouses	P	P			
Pharmacies	P	P	P	P	
Radio and television studios or other broadcast media with no visible antenna	P				
Vapor cigarette sales	P				
Industrial and infrastructure					
Essential public services and utilities	P	P	P	P	
Wholesaling/warehousing with office space, no outdoor storage				P	
Wireless communications facility	C	C	C	C	207.70.
Small wireless facility in the public right-of-way	C	C	C	C	207.71.

Sec. 204.16. Specific uses not permitted within the NC District.

The following uses shall not be permitted within the NC District:

1. Animal daycare facilities with outdoor boarding or kennels.
2. Automobile rental.
3. Automobile dealerships.
4. Automobile service or repair.
5. Bail bonds establishments.
6. Blood/plasma facilities.
7. Bowling alleys.
8. Dry cleaning plants and/or commercial laundry facilities without a storefront.
9. Indoor skating rinks.
10. Junkyards and/or salvage operations.
11. Pawn shops.
12. Self-storage facilities.
13. Sexually-oriented businesses.
14. Small box discount stores.
15. Small loan businesses.
16. Teen club.
17. Tire sales and/or repair.