

BUSINESS PARK – BP

Non-Residential and Mixed Use District

Adoption Date: Final

Print Date: July 1, 2016

Purpose:

The BP district accommodates office, light industrial, and other compatible businesses and support uses in a controlled business or office park setting. Allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-P Business Park)

Permitted Uses:

Primary Uses:

- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Service or Utility
- Office

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Company Cafeteria
- Company Provided On-site Recreation or Child Care
- Indoor Sales Incidental to Storage or Light Industrial Use
- Small Exterior Communication Device
- Outdoor Alcohol Areas

- Personal or Professional Service
- Indoor Commercial Entertainment
- Commercial Indoor Lodging

- Large Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (Pond)

Conditional Uses:

Primary Uses:

- Multi-Family Residence (3-16 units/building)
- Multi-Family Residence (17+ units/building)
- Agricultural-related Use
- Community Garden
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (1-8 residents)
- Community Living Arrangement (9-15 residents)
- Community Living Arrangement (16+ residents)
- Artisan Studio
- Group Day Care Center

- Indoor Sales or Service
- Drive-in or Drive-through Sales or Service
- Large Retail and Commercial Service Development
- Microbeverage Production Facility
- Indoor Storage or Wholesaling
- Outdoor Storage or Wholesaling
- Personal Storage Facility
- Off-site Parking
- Distribution Center
- Light Industrial
- Communications Tower

Accessory Uses:

- Light Industrial Activities Incidental to Indoor Sales or Service
- Outdoor Display Incidental to Indoor Sales or Service

- Outdoor Alcohol Areas
- Donation Drop-off Box or Vending Machine

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility

- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) a
40,000 ft ²	100	50	20%	1.5

^a Does not include structured parking or underground parking.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height				
Principal Residential Building			Detached Accessory Building ^a		Pavement ^d		Principal Building	Accessory Building	Feet	Floors	
Front and Street Side ^a	Interior Side	Rear	Interior Side and Rear ^{a,d}	Interior Side or Rear	Front or Street ^a						
30	12	20	10	15	10	10	60	4	20	1	

^a See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d).

^c Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

^d Front and street side yard setbacks for accessory structures as the same as the minimum front and street setbacks for the principal structure.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting Max Area: 1 ft ² per linear foot of exterior wall length on that wall, up to maximum of 200 ft ² total per signable wall	Type: Monument or Pylon Max Area: 100 ft ² (200 ft ² within 660ft of Interstate or Highway right-of-way) Max Height: 30 ft (40ft ² within 660ft of Interstate or Highway right-of-way)	ONE On Building sign per signable wall per business. ONE Freestanding sign per public street frontage per lot

***If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code.**

