

6.22 - BP - BUSINESS PARK DISTRICT

6.22.1 INTENT:

The purpose of the BP Business Park District is to provide for a variety of office, wholesale, distribution, warehouse, light manufacturing, and service uses in a planned, coordinated development. Development within the district is expected to be of high quality design for buildings, site design, and site amenities. Development will be expected to conform to higher levels of standards to protect adjacent residential areas as well as to enhance development within the district. To assure that any proposal for a BP district can fulfill the intent of the district and to encourage planned developments, the minimum area necessary for the initial establishment of a BP district is twenty (20) acres.

6.22.2 PERMITTED USES:

Within the BP Business Park District the following uses are permitted:

- 6.22.2.1 Manufacturing, fabrication, compounding, assembly, processing, repair, or packaging of finished or semi-finished materials and products. Such uses shall not produce: exterior smoke, dust, noise, odor, unusual lighting, vibrations, fumes, fire hazards or objectionable, noxious, or injurious conditions, or other factors detrimental to the health, safety, and welfare of the area;
- 6.22.2.2 Business, professional, corporate, or governmental offices;
- 6.22.2.3 Research, medical, dental, and optical laboratories;
- 6.22.2.4 Service, communication, or distribution center not conducting on site retail sale of merchandise;
- 6.22.2.5 Financial institutions;
- 6.22.2.6 Day-care centers subject to the provisions of Subsection 6.1.2.2;
- 6.22.2.7 Graphics and printing facilities;
- 6.22.2.8 Manufacturer's representatives, including offices and repair and service facilities;
- 6.22.2.9 Wholesale sales including warehousing within an enclosed building, but excluding self-service storage units;
- 6.22.2.10 Federal, State, County, City, or public utility buildings and uses;

- 6.22.2.11 Parking structures;
- 6.22.2.12 Computer and data processing services;
- 6.22.2.13 Business incubator facilities and services;
- 6.22.2.14 Engineering, surveying, architectural, and design services;
- 6.22.2.15 Accessory structures and uses; and
- 6.22.2.16 Alternative tower structures.

6.22.3 **USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:**

The following uses are permitted when approved by the Board of Zoning Appeals as special exceptions as provided by Section 15.4:

- 6.22.3.1 Tower structures.

6.22.4 **AREA REGULATIONS:**

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

- 6.22.4.1 Minimum District Area: Twenty (20) acres.
- 6.22.4.2 Minimum Lot Area: One (1) acre.
- 6.22.4.3 Minimum Lot Width: One hundred fifty (150) feet.

6.22.5 **MINIMUM YARD REQUIREMENTS:**

- 6.22.5.1 Front Yard: Fifty (50) feet. Parking in the front yard is not permitted within twenty-five (25) feet of the right-of-way line.
- 6.22.5.2 Side Yard: Thirty (30) feet.
- 6.22.5.3 Street Side Yard: Same as Front Yard.
- 6.22.5.4 Rear Yard: Same as Side Yard.
- 6.22.5.5 No loading or unloading areas permitted in any front or side yard.

6.22.6 **MAXIMUM BUILDING HEIGHT:**

There shall be no maximum height, provided all minimum yards are increased five (5) feet for each story over thirty-five (35) feet.

- 6.22.7 **MAXIMUM LOT COVERAGE:**
Not more than thirty-five (35) percent of the lot may be covered by structures.

- 6.22.8 **APPLICATION AND APPROVAL PROCEDURE:**
Site plan approval shall be subject to the provisions of Subsection 6.17.4.

- 6.22.9 Development standards shall be subject to the provisions of Subsection 6.17.5.