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## CHAPTER 14. BP, BUSINESS PARK DISTRICT

### Section:

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### 9-14-1 Purpose.

The purpose of the BP, Business Park District, is to provide for the establishment of corporate headquarters, business offices, wholesale showrooms, and related uses in an environment that provides a high level of amenities, including landscaping, preservation of natural features, architectural controls, pedestrian trails, and other features.

### 9-14-2 Permitted and Conditional Uses.

Within the BP, Business Park District, no building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified in Table 13-1, Principal Uses in the Business/Industrial Districts, subject to all applicable development and performance standards.

### 9-14-3 Interim Uses.

In addition to other uses specifically identified elsewhere in this Title, the following are interim uses within the B-P, Business Park District, and require an interim use permit in accordance with the procedures identified in Section 9-2-8.

- A. Single-family dwelling on property not served by municipal sewer and water, subject to the standards identified in Section 9-5-3-DD.
- B. Mining, excavation, and land reclamation, subject to standards identified in Chapter 27.
- C. Private or public stables, subject to standards identified in Section 9-5-3-EE.
- D. Temporary classroom type structure for use by public or private institutions.
- E. Other uses that satisfy both the purpose and findings criteria established in Section 9-2-8, as determined by the City Council.

### 9-14-4 Permitted Accessory Uses.

In addition to other uses specifically identified elsewhere in this Title, the following are permitted accessory uses within the BP, Business Park District, subject to all applicable provisions of this Title.

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, or interim within this Chapter.
- B. Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time necessary to complete construction.
- C. Fences as regulated in Section 9-4-13.
- D. Off-street parking and loading areas, as regulated by Chapter 24.
- E. Towers and antennae as regulated by Section 9-4-15.

- F. Signs as regulated within Chapter 23.
- G. Storage of merchandise and wholesaling when incidental to a permitted use.
- H. Limited retail sales, provided that:
  - 1. All sales are conducted in a clearly defined area of the principal building reserved specifically for such use.
  - 2. The sales area must be located on the ground floor of the principal building and shall occupy no more than fifteen (15) percent of the gross floor area of the building. Retail sales in excess fifteen (15) percent of the gross floor area of the building shall require a conditional use permit.
  - 3. Hours of operation are limited to six o'clock (6:00) a.m. to ten o'clock (10:00) p.m.
- I. Keeping of horses, provided that there is at least two (2) acres of land for the first horse and one (1) acre for each additional horse up to a maximum of five (5) horses and provided that any accessory building used as stable facility or shelter for the horses maintain a minimum setback of one-hundred (100) feet from a front lot line and fifty (50) feet from all side or rear lot lines. A conditional use permit shall be required to exceed the maximum allowable number of horses as provided herein. (Ord. 542; 2-4-2002)

#### **9-14-5 Lot and Setback Requirements.**

The following minimum requirements shall be observed in the BP, Business Park District, subject to additional requirements, exceptions and modifications set forth in this Title:

- A. Minimum lot area -- Thirty-thousand (30,000) square feet.
- B. Minimum lot width -- One-hundred (100) feet.
- C. Minimum landscaped open space ratio -- Not less than twenty (20) percent of net site area when adjacent to a Department of Natural Resources Aquatic Management Area or, in all other cases, twenty-five (25) percent of the net site area.
- D. Minimum setbacks:
  - 1. Buildings:
    - a. Minimum front yard -- Fifty (50) feet.
    - b. Minimum side yard -- Ten (10) feet, except forty (40) feet when abutting residential district.
    - c. Minimum side corner yard -- Thirty (30) feet.
    - d. Minimum rear yard -- Twenty (20), except forty (40) feet when abutting a property zoned or designated for residential use.
  - 2. Parking/paving:
    - a. Ten (10) feet from street right-of-way.
    - b. Twenty-five (25) feet from property lines adjoining land zoned for residential purposes.
    - c. Five (5) feet from property lines adjoining land zoned for commercial, industrial, or mixed uses.

#### **9-14-6 Development and Performance Standards.**

In addition to general performance standards identified in Chapter 4 and specific development standards for certain uses designated in Chapter 5, the following standards shall apply within the BP, Business Park District:

- A. Maximum building height- Thirty-five (35) feet, except as allowed by conditional use permit.
- B. Landscaping and screening -- Landscaping and screening requirements shall be as established in Chapter 25.
- C. Outdoor display of items for sale shall be subject to the standards identified in Section 9-5-3-X. Outside storage of equipment, materials, or vehicles, other than passenger vehicles, shall be allowed by conditional use permit, subject to the standards identified in Section 9-4-14.
- D. Trucks, vans, and trailers that are regularly driven or towed as a part of the operation of any permitted use may be parked but may not be used for the storage or sale of merchandise. Semi-trailers shall not be parked or stored on the same lot for more than ten (10) days in any thirty (30) day period. Temporary storage buildings or storage structures designed to be easily moved are not permitted as an accessory use or structure.
- E. All principal and accessory buildings shall be designed and constructed in accordance with the design standards identified in Section 9-5-4.

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