

154.33 BP BUSINESS PARK DISTRICT

(A) Purpose. This district facilitates economic development through the creation of employment centers with a mix of light industrial and supportive commercial uses in a master-planned setting. A master plan will permit flexible approaches to site design and development while accomplishing the objectives of the urban design element of the comprehensive plan. An emphasis shall be given to community compatibility and appropriate transitions between land uses. The intent of the Business Park District is to:

- (1) Promote economic development for the city by fostering the creation of significant employment centers;
- (2) Enhance and implement the comprehensive plan by creating a land use category that supports campus-style office, warehousing, light manufacturing and supportive commercial uses.
- (3) Provide a high quality employment environment of multi-acre parcels based on an approved master plan that includes architectural guidelines and buffers as outlined in the urban design element of the comprehensive plan.
- (4) Plan for efficient transportation access through proximity to arterial roadways.
- (5) Ensure appropriate transitions and/or buffers to adjacent low density residential land uses.

(B) Permissive Uses.

- (1) Research and development purposes
- (2) Laboratory - experimental, testing or medical
- (3) Medical complexes, medical, dental, veterinarian with overnight kenneling for medical purposes only, offices, and clinics
- (4) Offices
- (5) Manufacturing, including manufacturing of food products, assembling, treating, repairing or rebuilding products provided within a completely enclosed building
- (6) Motion picture production, radio and television broadcast studios
- (7) Warehousing and indoor storage
- (8) Museum and cultural institutions
- (9) Colleges or trade schools, public or private
- (10) Hotels and motels
- (11) Supportive retail and service uses:
 - (a) Stores for the sale of retail goods, products, and services except gasoline stations are not permitted
 - (b) Restaurants, bars, and lounges
 - (1) Shall be no drive-in or drive-up restaurants
 - (2) Outdoor dining provided outdoor seating is 75 feet away from residential zones
 - (c) Repair shops - electrical, radio, and television appliances, keys and similar articles

- (d) Professional services to include laser printing, copying and computer shipping services
 - (e) Shops - dressmaking, tailoring, laundry, dry cleaning, photo, pet and similar trades
 - (f) Banks and office buildings
 - (g) Bakeries and confectionaries where goods are sold at a retail price
 - (h) Park, recreational parks, open spaces, and public facilities
 - (i) Nursery schools and daycare facilities
 - (j) Auditoriums, bowling alleys, billiard or pool halls, dance halls, theaters, skating rinks, and other indoor entertainment establishments
- (12) Sales and display rooms or buildings for wholesalers, distributors, warehouses or manufacturers
- (13) Sheet metal working
- (14) Wholesale commercial
- (15) Public utilities, electric facilities including but not limited to, substations, switching stations and generation
- (16) Brewpubs and microbreweries, microwineries, artisanal distilleries, and taprooms
- (17) Offset press printing
- (18) Outside storage, as an accessory use provided:
- (a) A buffer wall shall separate outside storage from abutting properties and rights-of-way
 - (b) Proposed outside storage areas shall be delineated as such on applicable site or development plans
 - (c) Stored materials shall not be stacked or arranged above the height of the screen wall or fence. If a stored vehicle or other item exceeds the height of the screen wall or fence, it shall be stored no less than 15 feet from an abutting property or right-of-way
 - (d) Shall not include any outdoor sales display
- (20) Multi-family or residential uses are permitted as a secondary use conducted in conjunction with a primary business use, provided the residential use is located above the first floor
- (21) Temporary structures and enclosures used in construction of a building for storage of equipment and material. Such structures must be removed after the specific construction project is completed and are not to remain on the premises for more than 20 days after completion. Temporary commercial structures used for seasonal purposes may be erected for a period of not more than 90 days. In no case shall the structure of enclosure be present for longer than one week after the ending of the season for which it was intended.

(C) Permissive Uses.

- (1) All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with **Article III, section 154.71**

- (2) No noise odors, vibration or other impacts shall be discernible off the premises of the building
- (3) All design standards shall be provided in a master plan approved by Planning and Zoning Board. The master plan shall address the following components:
 - (a) Development standards for height, setbacks, landscaping, etc.
 - (b) Site compatibility and design including:
 - (i) Open space, trails, and recreational activities
 - (ii) Landscaping and buffers
 - (iii) Design concepts and guidelines
 - (c) Drainage
 - (d) Transportation
 - (e) Utilities
 - (f) Optional components which may be required by the Development Services Department Director