

BP - Business/Industrial Park District

The Business/Industrial Park District is intended to support various employment opportunities predominantly related to light manufacturing, light industry, or warehousing. It is intended that these uses will be undertaken entirely within an enclosed building. Additional landscaping and screening requirements will help to protect areas of outdoor storage from public rights-of-way and abutting properties.

BP District Land Uses			
Permitted Land Uses Uses allowed without restrictions/ special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
College/University Government Religious Assembly Social Service Institution Local/Neighborhood Utilities Major Utilities Business or Trade School Medical Clinic Office Office, Medical Passive Outdoor Recreation Research & Development	Brewery/Distillery/Winery Office-Showroom General Retail Sales Personal Services Retail Sales/Services, Heavy Equip. Vehicle Gas/Fueling Station Vehicle Services Contractor Services Light Industrial Services Warehouse	Rotary Wing Aviation Uses Day-Care Center Community Assembly/Amenity Transportation Facilities Storage Yard Wireless Transmission Facilities Waste Related Services	Animal Raising/Production Commercial Stables Crop Production and Sales Game Ranch Cottage Single-Family Detached Single-Family Attached Industrialized Housing Manufactured Home Manufactured Home Park Tiny House Development Duplex Townhouse Triplex Quadplex Apartment, Mid-Density Apartment, High-Density Live-work unit Loft Apartment Fixed Wing Aviation Uses Cemetery Commercial Rec./Entertain. Residential Childcare Facility Neighborhood Amenity Education Housing & Services for the Aging Hospital Neighborhood Amenity Animal Clinic or Services Bar or Night Club Campground Food & Drink (general) Food & Drink (neighborhood) Full Service Hotel Limited Service Hotel Resort Hotel Commercial Parking Pawn Shop RV Park Large Scale Retail Sales/Service Shopping Center Special Event Venue Vehicle Sales and Rentals Heavy Industrial Services Resource Extraction Scrap and Salvage Yard Self-Storage
*Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Aviation Uses, Rotary Wing	Development of heli-facility or heliport uses shall be designed according to the applicable design standards set out in the U.S. Department of Transportation Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction of a heli-facility, heliport, or helistop shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .
Child-Care Facility, Day-Care Center	Approval of a Conditional Use Permit is required. The parcel proposed for development shall take access from an arterial or collector street. Access to the site shall be designed in a manner to facilitate safe and expedient pick-up and drop-off circulation without otherwise interfering with the parking lot. Outdoor activities shall be setback from any residentially used or zoned property by 100 feet and enclosed by a wall or fence. The owner/operator shall maintain all certification and licensing requirements by the state.
Wireless Transmission Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80' in residential zoning districts and limited to 160' in the nonresidential zoning districts.
Brewery/ Distillery/ Winery	A maximum of 25% of the establishment area may be dedicated for customer components. Any outdoor seating, live music, and/or entertainment areas shall be set back at least 100 feet from any residentially used or zoned property and screened by a wall or fence.
Office, Showroom	Incidental retail sales of products associated with the primary products and/or services is permitted but shall not exceed 25% of the total floor area. Outdoor storage shall be limited to 125% of the square footage of the indoor use area and shall be completely screened by a wall or fence at least eight feet in height and a Type B landscape buffer. All loading spaces and docks shall be screened from public right-of-way.
Retail Sales and Services, General	The proposed use is an accessory use to an otherwise permitted principal use. Any retail sales or services shall be materially related to something that is manufactured on site or primarily intended to serve employees on the site (e.g., cafeteria).
Retail Sales/Services, Heavy Equipment	Any storage of equipment shall be set back at least 150 feet from the right-of-way and shown on the Site Development Plan. A Fire Lane shall be shown within the storage area.
Vehicle Gas or Fueling Station	Vehicle fueling stations shall only be allowed in the BP district as an accessory use for the fueling of vehicles associated with the primary use.
Vehicle Services	All vehicle and outdoor storage areas shall be screened and located to the side and/or rear of the principal building.
Contractor Services	Outdoor storage shall be completely screened from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer. The use shall be conducted entirely within an enclosed building.
Industrial Services, Light	Outdoor storage shall be completely screened from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer. The use shall be conducted entirely within an enclosed building.
Storage Yard	In addition to the requirement for approval of a Conditional Use Permit, outdoor storage shall be completely screened from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer.
Warehouse	The parcel proposed for development shall take access from an arterial or collector street. The use will be conducted entirely within an enclosed building.
Waste Related Services	The facility shall be set back at least 100 feet from residentially zoned or used properties. Any outdoor recycling storage (bins) or activities shall be visually screened from any adjacent roadways, residentially zoned or used properties, and any other nonindustrial uses by an eight-foot perimeter fence constructed of brick, stone or similar masonry product. Approval of a Conditional Use Permit is also required within the BP district. All solid, liquid or sanitary waste collected shall be stored and all manufacturing or production of goods or energy from solid, liquid or sanitary waste or recycled materials shall be conducted in an enclosed building.

BP District Development Standards	
Requirement	Standard
Minimum Area of New Development	2.5 acres
Minimum Lot Size	21,780 sq. ft.
Minimum Lot Width	150 ft.
Front Setback	35 ft.
Front Build-to Line	n/a
Interior Side Setback	15 ft.
Street Side Setback	25 ft.
Rear Setback	30 ft.
Maximum Height	60 ft.
Maximum Lot Coverage	80%
Minimum Overall Masonry	75%