

**SECTION 10.25 BP-1 (BUSINESS PARK ONE) ZONE**

- A. **PURPOSE:** This zone is established to provide for traditional industrial uses (i.e., manufacturing, warehousing, and processing) along with other uses (i.e., retail, service, public, and semi-public and a residential component) which serve to supplement the needs of the area labor force.
- B. **PERMITTED USES:** The following uses are permitted providing all uses are in compliance with the performance standards as set forth in Article XV of this ordinance.
1. Corporate, regional and administration offices
  2. Professional, medical and dental offices
  3. Sales and marketing offices
  4. Data, computer communication centers including information processing facilities
  5. Sales and service offices related to electronic equipment, computers and similar office equipment
  6. Research and development facilities
  7. Medical clinics, medical supplies and other related sales and services
  8. Hotels and meeting facilities
  9. Training, educational, retreat, conference facilities
  10. Printing and publishing facilities
  11. Athletic and recreational facilities
  12. Financial institutions and services including branch facilities
  13. Retail and retail services in conjunction with and located within an office building, hotel, conference center or athletic facility
  14. Child-care center
  15. Free - standing sit - down restaurants without drive - through
  16. Neighborhood retail service shopping centers
  17. The following uses are permitted unless any listed use involves: the storage of explosives or fireworks; gas or petroleum; bag cleaning; blast furnaces; cupolas; rolling mills; coke ovens; forging; foundering; refining or smelting; creosote treatment; distillation of bones, coal, or wood; enameling, japanning, or lacquering; radium or radioactive elements; crushing or other reduction or waterproofing; and the storage of chemicals:
    - a. Food and kindred products, including the manufacturing or processing of grain, sugar, oil, fat, glues, grease, tallow, lard gelatin, vinegar, yeast, starch, dextrin, glucose and sauerkraut but excluding the primary manufacture of meat and fish, which includes the stocking and storing of live animals or garbage, offal of dead animal reduction or dumping of any tanning, curing or storage of rawhides or skins

- b. Apparel and other finished products made from fabrics, leather and similar materials except primary manufacture of rubber
- c. Fabricated wood products, including containers, building components, structure members, but excluding the primary manufacture of wood or wood products
- d. Furniture and fixtures
- e. Paper products including envelopes, bags, boxes and containers
- f. Printing industries
- g. Pharmaceutical preparations, perfumes, cosmetics and other toiletry preparations
- h. Soaps and other detergents
- i. Fabrication of metal products except firearms and accessories, large scale machinery and transportation vehicles
- j. Professional, scientific and controlling instruments, photographic and optical goods, watches and clocks
- k. Electric and electronic equipment
- l. Jewelry and precious metals, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils and other office and artistic materials, brooms and brushes, lamp shades, signs and advertising displays, umbrellas, parasols and canes and other miscellaneous fabrication activities
- m. Other wholesale trade except non - containerized or bulk raw metals and minerals, petroleum products, scrap, waste material and used auto parts and accessories
- n. Laundering, dry cleaning and dyeing services including rugs, linen supply and industrial laundry services
- o. Window cleaning, disinfecting, exterminating and other dwelling and building services
- p. Refrigerated, household goods (mini - warehouses) and other general refrigerated warehousing and storage
- q. Photo finishing and other photographic laboratories
- r. Electrical repair and armature rewinding services
- s. Reupholstery and furniture repairing and refinishing services
- t. Building construction, general contractor, plumbing, heating, air conditioning, painting, paper handling, decorating, electrical, masonry, stonework, tile setting, plastering, carpentering, wood flooring, roofing and sheet metal, water - well drilling, septic and other special construction trade offices, supply, storage and related activities
- u. Postal services
- v. Agricultural contract sorting, grading and packaging services of fruits and vegetables
- w. Motor freight terminals, public warehousing, freight garaging and equipment maintenance
- x. Freight forwarding, packing and crating services

- y. Blueprinting and photocopying services, stenographic services and other duplicating, mailing and delivering services
- z. Rental and leasing services of automobile and trucks
- aa. Manufacture of plastic products but not the primary manufacture of plastics
- bb. Welding shops for the repair of industrial machinery and heavy equipment
- 18. Multi-family residential dwellings within a Planned Unit Development Overlay only.
- 19. Hospitals (Human Care)

C. ACCESSORY USES

- 1. Customary accessory buildings and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops
- 2. Fences and walls as regulated by Article XIII of this ordinance
- 3. Signs, as regulated by Article XIV of this ordinance
- 4. Uses, as listed below, included within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
  - a. Cafeterias
  - b. Coffee shops or refreshment stands
  - c. Soda or dairy bars

D. CONDITIONAL USES: The following uses, or any customary accessory buildings and uses, subject to the approval by the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

- 1. Body piercing establishment
- 2. Massage parlor
- 3. Pawn shop
- 4. Sexually oriented business
- 5. Tattoo parlor
- 6. Vehicle Towing & Auto Repair, provided:
  - a. The use is located on a lot with a minimum size of 8.5 acres.
  - b. The lot has a minimum of 600 feet of road frontage.
  - c. The use does not have gasoline pumps.
  - d. All towed vehicles are stored indoors, except vehicles awaiting minor service, which may be stored outdoors temporarily.

- e. All vehicles awaiting repair are screened from view from any right-of-way or adjacent property.

#### E. AREA AND HEIGHT REGULATIONS

1. Minimum Tract for Industrial Development - Twenty - five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
2. Minimum Lot Area Within Minimum Tract - One (1) acre
3. Minimum Lot Width at Building Setback Line - One hundred (100) feet
4. Minimum Front Yard Depth - Forty (40) feet
5. Minimum Side Yard Width - Fifteen (15) feet, except where side yard abuts a right - of - way, the side yard width shall be forty (40) feet
6. Minimum Rear Yard Depth - Forty - five (45) feet
7. Maximum Building Height - Eighty (80) feet
8. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot.
9. Maximum density – Conventional multi-family – Twenty (20) dwelling units per net acre

#### F. OTHER DEVELOPMENT CONTROLS

1. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
3. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of seventy - five (75) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
4. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.
5. No outdoor storage of any items, which are to be sold or any components which will be manufactured, processed, packed, or assembled to create an item to be sold or used, shall be permitted in this zone.
6. Multi-family dwellings shall be limited to a maximum of 10% of the total BP-1 acreage within the city boundary.