

ARTICLE 11
BUSINESS PARK DISTRICT (BPD)

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Section 11.10 Purpose

The purpose of this district is to support economic development that is an asset to the community, neighborhood, and landowners, through promoting and maintaining desirable development activities in a park-like setting. It is further the intent of this district to provide a conducive work environment for business research and development facilities, offices, and certain specialized manufacturing establishments.

Further objectives of this Article include:

- A. To preserve natural and historic resources; maintain and enhance surface and ground water quality, and to promote architecturally attractive buildings and structures.
- B. To ensure that the nature, scale, and function of uses pose no significant or unusual risk to the public health, safety, and welfare.
- C. To ensure that the nature, scale, and function of uses generate a minimum of noise, heat, glare, odor, dust, vibration, or other nuisances and do not emit harmful radiation or pollution into the air, water, or ground.
- D. To ensure that the nature, scale, and function of uses do not contribute to significant traffic congestion or other safety hazards.

Section 11.20 Principal Permitted Uses

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance

- A. Scientific or medical laboratories, engineering, testing or design facilities, or other theoretical or applied research facilities
- B. The production of prototypical (prototype) products as may be necessary for research and development purposes
- C. Processing and assembly of engineering, medical, laboratory, scientific, and research instruments and associated equipment
- D. Corporate headquarters, administrative offices, or professional offices, including medical offices
- E. Accessory buildings and uses customarily incidental to the above permitted uses

Section 11.30 Special Uses

The following uses shall be considered conditional and shall require a special use approval, and shall comply with any applicable special use requirements of Article 21:

- A. The retail sales of products or services produced or assembled on the property, together with the related accessories or similar supporting goods or services, provided such use occupies no more than ten percent (10%) of the total floor area of all principal buildings on the lot
- B. Branches of banks, credit unions, savings and loans, and other similar financial institutions, including drive-through facilities, when incorporated into a building with a principal permitted use, provided it occupies no more than fifty percent (50%) of the gross floor area of the building into which it is incorporated
- C. Restaurant, excluding those with drive-in or drive-through facilities, when incorporated into a building with a principal permitted use, provided it occupies no more than fifty percent (50%) of the gross floor area of the building into which it is incorporated
- D. Commercial telecommunication antenna support structures
- E. Facilities for the manufacturing, processing, production, packaging, assembly, or treatment of finished or semi-finished products from pre-fabricated parts or previously prepared materials, when conducted wholly within an enclosed building

- F. Public, and institutional uses such as, but not limited to, municipal buildings and offices, courthouses, public off-street parking facilities, libraries, museums, public safety facilities, parks and playgrounds, post offices, and civic centers, and storage yards for any use

Section 11.40 Development Requirements

The following requirements shall be met within a Business Park District (BPD):

- A. Site plan approval for all permitted and conditional uses as specified in Article 15 of this Ordinance.
- B. Off-street parking, loading, and access management standards for all uses as specified in Article 20 of this Ordinance.
- C. Signs for all uses as specified in Article 19 of this Ordinance.
- D. Height, area, lot coverage, yard regulations, building mass, and yard regulations as specified in Article 16 of this Ordinance.
- E. Landscaping requirements as specified in Article 18 of this Ordinance.
- F. Design, architectural, and building material standards as specified in Article 17 of this Ordinance.

