

Section 4-1-B-18 BP-1, PLANNED BUSINESS PARK DISTRICT.

- A. Purposes: The BP-1, Planned Business Park District is intended for high-quality planned business park environments. Businesses in the BP-1 District shall be of low- to moderate-intensity, including office and research facilities and lower intensity or smaller scale wholesaling, manufacturing and warehouse operations. Ancillary retail uses may also be permitted in the form of accessory retail sales areas and warehouse outlets, and planned limited use retail activities. Businesses within the BP-1 District shall not create incompatible land-use relationships, adverse impacts or hazards to surrounding areas. The District is intended to be applied in areas designated for business park and K-10 corridor land uses by the Comprehensive Plan's Future Land-Use Map. It is also intended to promote the land-use planning principles of the *Comprehensive Plan*.
- B. Permitted Uses: The following uses shall be permitted in the BP-1 District:
1. Public or Civic Uses:
 - Club or lodge
 - College or university
 - Cultural services
 - Day care, limited, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article
 - Day care, general, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article
 - Day care, commercial, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article
 - Public park, subject to the supplementary use regulations of subsection 4-1-B-23-X of this Article
 - Public safety services
 2. Commercial Uses:
 - Broadcasting studio
 - Consumer repair services
 - Industrial and business equipment and supplies
 - Maintenance services, limited
 - Medical or dental clinic
 - Medical or dental lab
 - Office
 - Research services
 - Retail/service limited business park, subject to the supplementary use regulations of subsection 4-1-B-23-K of this Article
 - Vocational school
 3. Industrial Uses:
 - Laboratories, analytical and experimental
 - Manufacturing, limited
 - Printing and publishing

Wholesale and warehousing, limited

- C. Conditional Uses: (Rep. Ord. 3914, 5/18/1995)
- D. Special Uses: The following uses shall be permitted in the BP-1 District if reviewed and approved by the Governing Body in accordance with the procedures and standards of Article 1G of this Chapter:
 - 1. Public or Civic Uses:
 - Aviation field or airport, subject to the supplementary use regulations of subsection 4-1-B-23-C of this Article
 - Church or place of worship, subject to the supplementary use regulations of subsection 4-1-B-23-R of this Article
 - Utility
 - 2. Commercial Uses:
 - Banking Facility - Temporary, subject to the supplementary use regulations of subsection 4-1-B-23-AA of this Article
 - Fitness center
 - Parking, commercial
 - Personal instruction subject to the supplementary use regulations of subsection 4-1-B-23-AC of this Article
 - Self-service storage subject to the supplementary use regulations of subsection 4-1-B-23-Z of this Article.
 - Veterinary Hospital
 - 3. Agricultural, Extractive, and Underground Uses:
 - Oil or gas drilling
 - 4. Industrial Uses:
 - Wholesale and warehousing, general
- E. Accessory Uses: Accessory uses shall be allowed in accordance with the standards of [Section 4-1-B-24](#) of this Article.
- F. Property Development Regulations: Each site in the BP-1 District shall be subject to the following property development regulations, as well as the planned development standards of [Section 4-1-B-27](#) of this Article, which shall prevail in those cases where no minimum or maximum property development standard is specified:

Feature	Regulation
Minimum district size	10 acres
Maximum district size	No set maximum
Minimum setback from streets	50 feet
Minimum setbacks, other	30 feet
Maximum height	45 feet; 65 feet for office buildings
Minimum open space	25 percent of lot area

- G. Special Regulations: The following special regulations shall apply to property in the BP-1 District:
 - 1. Common Ownership: No application for a BP-1, Planned Business Park development shall be accepted or approved unless all of the property included in the application is under unified control or until it is under contract for sale to an entity that will have unified

control.

2. **Integrated Architectural Design:** The plan for development of the BP-1, Planned Business Park development shall demonstrate integration and coordination of the architectural design for buildings, structures, landscaping and open space areas.
3. **High Quality Visual Image:** Buildings in the BP-1 District should present a high quality visual image to the street characterized by significant use of glass, the use of higher quality finish materials, and designs with building articulation, visual interest and detail similar to office development.
4. **First Floor Height:** The maximum first floor clear height shall be 18 feet. A greater first floor height may be approved at the rear of a site that is adjacent to a BP-2, CP-2, CP-3 or CP-4 district.
5. **Limited Activities:** Uses in the BP-1 District should involve activities that are totally enclosed and have no noise, odor, vibration, or other impacts discernible external to the building. Parking of business related vehicles should occur away from street frontages with preferred placement towards the side or rear of the business.
6. **Prohibited Activities:** The following are prohibited in the BP-1 Districts: outdoor storage of products or materials; overhead doors facing a street; and erection of external tanks and equipment (beyond customary building mechanical systems) that are not fully enclosed or fully screened from public view.