

Zone District: **BP** (Business Park District)

Purpose. The standards of this district (BP) are designed to provide for a limited number of retail, office, warehouse, light industrial and manufacturing uses within a business park. Since some BP property may be located near residential zone districts, it is necessary that high development and performance standards be established and that all manufacturing, processing, or assembling of materials and products be conducted in a manner not injurious or offensive to the residents of surrounding properties.

Setbacks: Front: 25' Side: 10'* Rear: 25'*

* There shall be no setback limitations for that portion of any lot that abuts property located in business or industrial zone districts.

Separation Distance: 100' from an existing residential zone

Coverage: 50%

Max. Height: 35' for buildings that are within 150' of a residential zone district.
May be increased at a rate of 25' vertical for every additional 100' horizontal that the building is away from any residential zone district.

Minimum Lot Width: 100'

Minimum Lot Size: 20,000 Square Feet

PERFORMANCE STANDARDS:

Sec. 17-4-5(4)a.

Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking: § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

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| 1. Accessory commissary | 14. Automobile repair, repair shop | 29. Contractor's shop |
| 2. Accessory community garden | 15. Bakery, retail | 30. Dog care facility |
| 3. Accessory heliport, emergency medical | 16. Banquet hall | 31. Farmers market |
| 4. Adult day service center | 17. Bar, tavern | 32. Financial drive-up facility |
| 5. Ambulance service | 18. Beauty salon or barbershop | 33. Financial institution |
| 6. Art gallery | 19. Blood bank or donor station | 34. Food and drink processing facility, minor |
| 7. Artist studio | 20. Body art studio | 35. Gas station |
| 8. Auditorium | 21. Bowling alley | 36. General service |
| 9. Automobile dealership | 22. Broadcasting studio | 37. Health club |
| 10. Automobile rental | 23. Butcher shop | 38. Hospital |
| 11. Automobile repair, body shop | 24. Car wash | 39. Hotel (Motel) |
| 12. Automobile repair, lube shop | 25. Catering service | 40. Instructional studio |
| 13. Automobile repair, paintless dent repair | 26. Charitable institution | 41. Kennel (cattery) |
| | 27. Civic club | 42. Laundromat |
| | 28. Commissary | |

Uses by right.

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| 43. Laundry service | 55. Office, professional | 71. Retail sales, auto parts |
| 44. Manufacturing and production | 56. Parking lot | 72. Retail sales, big box |
| 45. Massage establishment | 57. Parking structure | 73. Retail sales, garden center |
| 46. Mineral springs | 58. Pawnshop | 74. Retail sales, general |
| 47. Mortuary | 59. Pet shop | 75. Retail sales, liquor store |
| 48. Natural medicine cultivation facility | 60. Pharmacy | 76. Retail sales, tires |
| 49. Natural medicine, healing center | 61. Photography studio | 77. Storage facility, outdoor |
| 50. Natural medicine product manufacturing facility | 62. Print shop | 78. Storage facility, self-storage |
| 51. Natural medicine, testing facility | 63. Public utilities | 79. Temporary farmers market |
| 52. Nursery | 64. Recreation facilities, indoor | 80. Theater, general |
| 53. Office, general | 65. Rental shop, equipment | 81. Theater, multiplex |
| 54. Office, medical | 66. Rental shop, general | 82. Tow service |
| | 67. Repair shop, consumer items | 83. Truck stop |
| | 68. Repair shop, durable goods | 84. Urgent care facility |
| | 69. Restaurant | 85. Veterinary clinic |
| | 70. Restaurant, carry-out | 86. Woodworking |

Uses by review.

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| 1. Auction house | 12. Laboratory | 22. School, college or university |
| 2. Automobile auction | 13. Microbrewery | 23. School, general |
| 3. Child care center | 14. Parks, trails, and open space | 24. School, preschool |
| 4. Commercial, established | 15. Pawnshop, automobile | 25. Shooting range |
| 5. Community center | 16. Payday loan agency | 26. Tow yard |
| 6. Contractor's yard | 17. Precious metal purchaser | 27. Truck parking |
| 7. Crematory | 18. Recreation facilities, general | 28. Truck sales and service |
| 8. Flea market | 19. Recycling collection center | 29. Warehousing uses |
| 9. Food and drink processing facility, major | 20. Religious institution | 30. Wedding facility |
| 10. Funeral home | 21. Residence, watchman or caretaker | 31. Wholesaling uses |
| 11. Heliport, emergency medical | | 32. Wind Turbine |

Conditional uses:

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| 1. Accessory antenna | 12. Medical marijuana center (dispensary) | 18. Retail marijuana cultivation facility |
| 2. Accessory commercial patio | 13. Medical marijuana cultivation facility | 19. Retail marijuana product manufacturing facility |
| 3. Accessory drive-thru | 14. Medical marijuana infused product manufacturing facility | 20. Retail marijuana testing facility |
| 4. Accessory medical marijuana home cultivation | 15. Medical marijuana testing facility | 21. Retail sales, building materials |
| 5. Accessory medical marijuana optional cultivation | 16. Mobile food unit | 22. Retail sales, retail marijuana |
| 6. Accessory solar array | 17. Recreational vehicle, sales and service | 23. School, trade |
| 7. Adult entertainment | | 24. Smoking lounge |
| 8. Brewpub | | 25. Temporary construction yard |
| 9. Community garden | | 26. Temporary mobile auto repair |
| 10. Development in floodplain | | 27. Temporary outdoor sales, seasonal |
| 11. Food warehousing | | |