



### **Zone District: BP (Neighborhood Office 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%

**Floor Area Ratio:** .5

**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

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### **PERFORMANCE STANDARDS:**

#### **Sec. 17-4-51(12.4)**

1. Noise from industrial, commercial or business activity shall comply with Section 11-1-607 of this Code applicable to light industrial zone districts, provided that if located within three hundred (300) feet of a residential zone district the industrial or business activity shall comply with Section 11-1-607 of this Code applicable to commercial zones.
2. No vibrations resulting from any industrial, commercial or business activity shall be measurable at the outer boundaries of the lot.
3. No odors resulting from any industrial, commercial or business activity shall be discernible at the outer boundaries of the lot.
4. No observable smoke shall be emitted from the parcel.
5. No dust or dirt resulting from any industrial, commercial or business activity shall be discernible beyond the outer boundaries of the lot.
6. No noxious gases resulting from any industrial, commercial or business activity shall be discernible beyond the outer boundaries of the lot.
7. No glare or heat generated from any industrial, commercial or business activity shall be discernible beyond the outer boundaries of the lot.
8. No use that would cause interference with or disrupt utility service including, without limitation, electrical, cable, television or telecommunications services to surrounding properties shall be allowed.
9. Outside storage of debris, rubbish, materials, supplies and equipment shall be enclosed on all sides by a screening wall or solid fence at least six (6) feet, but no more than ten (10) feet, in height. Neither debris, rubbish, materials, supplies nor equipment shall be stacked or stored to a height exceeding the height of the screening wall or fence.

**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 (12.4)**

**Uses by right.**

A use by right is any use which is primarily retail, office, commercial, food service (restaurants), hotel, finance, government, service, social or cultural in nature (including parking lot or parking structure) which serves the public good. Other uses by right include light manufacturing, production, fabrication or rebuilding, bulk storage, warehousing and wholesaling of merchandise. Uses may be combined provided they are conducted in compliance with the performance standards and use regulations of the BP zone district.

**Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.**

1. Child care center.
2. Private recreation and amusement facilities.
3. Residence for watchman or caretaker.
4. Schools, private or professional.
5. Wind turbine.