

CHAPTER 14 – UNIFIED DEVELOPMENT CODE (UDC)

ARTICLE 14.100: BASIC PROVISIONS, ZONING DISTRICTS, AND NEIGHBORHOOD DEVELOPMENT STANDARDS

Section 14.102: Base Districts and Standards

Sec. 14.102.10 BP, Business Park

A. **Development Standards.** Table 14.102.10-1, *Development Standards*, below, establishes the standards for development in this zoning district. See [Sec. 14.202.5, Nonresidential and Mixed Use](#) for additional standards.

Table 14.102.10-1, <i>Development Standards</i>		Figure 14.102.10-21 <i>Development Standards</i>
(A) Minimum Lot Area	0.5 acre	
Maximum Floor Area Ratio (FAR)		
-1 story	0.342	
-2 stories	0.435	
-3 stories	0.478	
(B) Minimum Lot Width	125 feet	
(C) Minimum Street Setback	35 feet	
(D) Maximum Street Setback	100 feet	
(E) Minimum Interior Setback	15 feet ¹	
(F) Minimum Exterior Side Setback	25 feet	
(G) Minimum Rear Setback	35 feet ¹	
Maximum Height	45 feet ²	

TABLE NOTES: ¹50 feet if abutting a residentially used or zoned property. ²A Conditional Use Permit is required for additional height.

B. **Land Uses and Off-Street Parking.** Table 14.102.10-2, *Permitted Uses and Minimum Off-Street Parking Spaces*, shows the uses and use categories that are permitted by-right or require a Conditional Use Permit. [Section 14.902, Definitions](#), lists the specific uses that compose each use category. Any unlisted use or use category is prohibited in this zoning district. See [Section 14.203, Parking, Loading, Stacking, and Access](#), for more detailed provisions.

Table 14.102.10-2, <i>Permitted Uses and Minimum Off-Street Parking Spaces</i>			
Permitted by Right	Min. Off-Street Parking Spaces	Permitted by Right (Cont.)	Min. Off-Street Parking Spaces
Assembly, meeting, event or exhibition hall	1 per 350 sq ft GFA ¹ or 1 per 4 seats in assembly area, whichever is greater	Overnight Accommodations Use Category except for recreational vehicle park or resort	1 per guest room plus one per employee on largest shift
Bulk mailing service	1 per 500 sq ft GFA	Parking, Commercial Use Category	1 per 4 seats in waiting area
Food packing and distribution	1 per 350 sq ft office area plus 1 per 1,000 sq ft GFA		

Table 14.102.10-2, Permitted Uses and Minimum Off-Street Parking Spaces			
Philanthropic institution	1 per 350 sq ft	Parks and Open Areas Use Category except for cemetery, columbarium, mausoleum, or memorial park	1 per 2 acres; Minimum 10 spaces
Repair of scientific or professional instruments or electric motors	1 per 350 sq ft office area plus 1 per 1,000 sq ft GFA	--	--
Research, testing, and development laboratory	1 per 350 sq ft office area plus 1 per 1,000 sq ft GFA	Conditional Use Permit	Min. Off-Street Parking Spaces
Warehouse for consumer goods sold online	1 per 350 sq ft office area plus 1 per 1,000 sq ft GFA	Educational Facilities Use Category except as follows: - High school	1 per 10 students plus 1 per employee on largest shift 1 per 4 students plus 1 per employee on largest shift
Government Facilities Use Category	No minimum	Light Industrial Use Category except as permitted by right	1 per 350 sq ft office area plus 1 per 1,000 sq ft GFA
Medical Facility Use Category except as follows: - Hospital	1 per 250 sq ft GFA 1.5 per bed plus 1 per 500 sq ft emergency room and outpatient care area	Major Utilities Use Category Place of Assembly Use Category except as permitted by right	1 per on-site employee or visitor 1 per 350 sq ft GFA ¹ or 1 per 4 seats in assembly area, whichever is greater
Minor Utilities Use Category	No minimum	Warehousing and Freight Movement Use Category except as permitted by right	1 per 350 sq ft office area plus 1 per 1,000 sq ft GFA
Office Use Category	1 per 350 sq ft GFA	Wholesale Trade Use Category except as permitted by right	1 per 350 sq ft office area plus 1 per 1,000 sq ft GFA

TABLE NOTES: sq ft = square feet; GFA = Gross Floor Area

C. **Landscaping and Buffering.** Table 14.102.10-3, *Landscape Standards*, provides general standards for this zoning district. See [Section 14.204, Trees, Landscaping, and Buffering](#), for more detailed provisions.

Table 14.102.10-3, Landscape Standards		Figure 14.102.10-3, Landscape Standards	
(A) Min. Landscape Surface Ratio (LSR)	20%		
(B) Street Bufferyard Type			
- Adjacent to Arterial Street	C		
- Adjacent to Collector Street	C		
- Adjacent to Local Street	B		
(C) District Bufferyard Type			
- Adjacent to RA, SR, SU, EN, UR, DT, MP	C		
- Adjacent to BP, IN	A		

D. **Signs.** Table 14.102.10-4, *Permitted Sign Types*, establishes the sign types that require or do not require a sign permit and contains a cross-reference to sign type standards. Sign types not listed are prohibited in this zoning district. See [Section 14.205, Signs](#), for more detailed provisions. If there is a conflict between the table below and the provisions of [Section 14.205](#), then [Section 14.205](#) controls.

Table 14.102.10-4, Permitted Sign Types

Sign Type	Nonresidential Use	Standards
Access	P*	Sec. 14.205.4
Awning	P	Sec. 14.205.4
Directory	P	Sec. 14.205.4
Fascia or Parapet	P	Sec. 14.205.4
Flag	P*	Sec. 14.205.4
Monument	P	Sec. 14.205.4
Off-Premise	P	Sec. 14.205.4
Pylon	P	Sec. 14.205.4
Wall	P	Sec. 14.205.4
Window	P	Sec. 14.205.4
Temporary	P*	Sec. 14.205.5
TABLE NOTES: P = Permitted and sign permit required; P* = Permitted and no sign permit required		



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