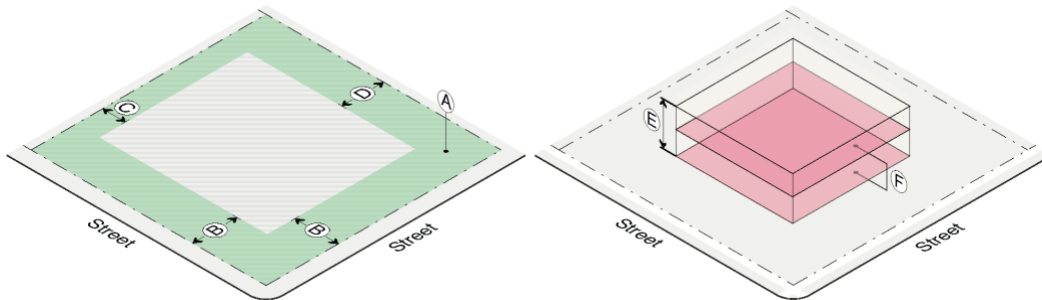


2.3.5. Business Park - County (BP-TC) Zone.

- A. **Intent.** The purpose of the Business Park - County (BP-TC) Zone is to provide suitable locations and environs for a variety of industrial, wholesaling, distribution and service commercial types of uses to meet general community needs.
- B. **Physical Development.** Standards applicable to physical development in the BP-TC zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-TC zone. This Subsection is intended to indicate all of the physical development standards applicable in the BP-TC zone, however, all standards in Article 5 are applicable in the BP-TC zone unless stated otherwise.



1. Structure Location and Mass						
	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ
	LSR (min)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	FAR (max)
Allowed use	.15	20'	10'	20'	35'	.60
Exceptions						
Residential Side/Rear Yard Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet.						
FAR Exemption. The floor area of an accessory residential unit that is accessory to a nonresidential use shall be exempt from the FAR calculation for the site						

2. Maximum Scale of Development	
Individual Building (max gross FA)	
Nonresidential (see Subsec. E.1 for exemptions)	15,000 sf
Hospital, Religious Institution, Daycare or School	Max. det. by CUP
3. Building Design	
Residential Building Materials	
External surfaces shall be non-reflective	
Colors shall blend into terrain using muted colors and earthy hues—additions matching existing colors are exempt	
Nonresidential Building Materials	
External surfaces shall be non-reflective—except that glass for displays and transparency is permitted	

For external surfaces visible from a state highway, county road, or scenic road, colors shall blend into terrain using muted colors and earthy hues—additions matching existing colors are exempt	
4. Site Development	
Site Development Setbacks	
Side/Rear	5'
Front	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
5. Landscaping (Div. 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking lot	1 per 16 parking spaces
6. Fencing (Sec. 5.1.2)	
Wildlife Friendly Fencing	
Special Purpose Fencing Height (max)	
In street yard	4'
In side or rear yard	6'
Special Purpose Fencing Setback	
Any yard	0'
7. Environmental Standards	
Natural Resource Buffers (min) (Sec. 5.1.1)	
Rivers	150'
Streams	(Sec. 5.1.1)
Natural lakes or ponds	(Sec. 5.1.1)
Wetland	50'
Irrigation Ditch Setback (min) (Sec. 7.7.4(D))	
Irrigation ditch	15'
Wildlife Feeding (Sec. 5.1.3)	
Wild animal feeding prohibited	
Natural Resources Overlay (NRO), Tiered Habitat Protection Standards (Sec. 5.2.1)	
8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1)	
Light trespass is prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.2
Light Color	≤3,000 Kelvin'
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2)	
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1)	
Development prohibited	Slopes > 30%

Areas of Unstable Soils	(Sec. 5.4.2)
Fault Areas	(Sec. 5.4.3)
Floodplains	(Sec. 5.4.4)
Wildland Urban Interface	(Sec. 5.4.5)
10. Signs	(Div. 5.6)
Allowable Signage	
Nonresidential uses	
Freestanding Sign	1 per building or complex
Wall Sign	1 per frontage for each building or storefront
Monument or Entry Sign	1 per entrance other than frontage
Residential uses	
Single-family and multi-family < 8 units	1 unlighted wall sign
Multi-family ≥ 8 units	1 freestanding or 1 wall sign
Home occupation/business	1 unlighted wall sign
Sign Height (max)	
Nonresidential	
Freestanding Sign	8'
Monument or Entry	4'
Residential	
Home occupation/business	n/a
Sign Area (max)	
Nonresidential	
Freestanding Sign	1 sf per linear foot of building facing the street not to exceed 40 sf
Wall Sign	1 sf per 2 linear feet of building facing the street not to exceed 24 sf
Monument or Entry Sign	6 sf
Residential	
Single-family and multi-family < 8 units	3 sf
Multi-family ≥ 8 units	6 sf
Home occupation/business	2 sf
11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2)
Erosion Control	(Sec. 5.7.3)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits
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Physical Development	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Building Permit (Sec. 8.3.3)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)
Dwelling Unit					
< 5 units			X		(Sec. 5.7.1)
5—10 units		X	X		(Sec. 5.7.1)
> 10 units	X	X	X		(Sec. 5.7.1)
Nonresidential Floor Area					
< 3,450 sf			X		(Sec. 5.7.1)
3,450 to 12,000 sf		X	X		(Sec. 5.7.1)
> 12,000 sf	X	X	X		(Sec. 5.7.1)
Sign				X	(Sec. 5.7.1)

13. Infrastructure	
Transportation Facilities	(Div. 7.6)
Access	required
Right-of-way for a Minor Local Road (min)	60'
Travel lane width for a Minor Local Road (min)	10'
Road and driveway design	also subject to Fire Protection Resolution
Required Utilities	(Div. 7.7)
Water	Connection to public supply, installation of central supply, or evidence of individual well required
Sewer	
Connection to a public sanitary sewer required	within 500'
Small Wastewater Facility (septic) approval required	otherwise

- C. **Use Standards.** Standards applicable to uses in the BP-TC zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Section 6.1.2(D). Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-TC zone. This Subsection is intended to indicate all of the use standards applicable in the BP-TC zone, however, all standards in Article 6 are applicable in the BP-TC zone unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Affordable Workforce Housing Units (min) (Div. 6.3)
Open Space					
Outdoor Recreation (Sec. 6.1.3(C))	C	0 sf	n/a	independent calculation	independent calculation
Commercial					
Retail (Sec. 6.1.6(C)) (E.2)	B	0 sf	1 per lot	4.5/1,000 sf	0.000188*sf
Heavy Retail/Service (Sec. 6.1.6(F))	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	0.000107*sf
Mini-Storage Warehouse (Sec. 6.1.6(G))	B	0 sf	n/a	1/10 storage units + 1/employee	0.000006*sf
Amusement/Recreation					
Developed Recreation (Sec. 6.1.7(D))	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (Sec. 6.1.7(E))	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (Sec. 6.1.8(B))	C	0 sf	n/a	independent calculation	independent calculation
Daycare/Education (Sec. 6.1.8(C))	C	0 sf	n/a	independent calculation	exempt (see Secs. 6.3.2(C.11) and 6.3.2(C.12))
Industrial					
Light Industry (Sec. 6.1.9(B))	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	0.000107*sf
Heavy Industry (Sec. 6.1.9(C))	C	0 sf	n/a	2/1,000 sf	0.000107*sf
Disposal (Sec. 6.1.9(D))	C	0 sf	n/a	1/employee	0.000107*sf
Junkyard (Sec. 6.1.9(E))	C	0 sf	n/a	1/employee	0.000107*sf
Transportation/Infrastructure					

Utility Facility (Sec. 6.1.10(C))	B	0 sf	n/a	1/employee + 1/stored vehicle	0.000107*sف
Wireless Communication Facilities (Sec. 6.1.10(D))	Sec. 6.1.10(D)	0 sf	n/a	1/employee + 1/stored vehicle	0.000107*sف
Aviation (Sec. 6.1.10(E))	C	0 sf	n/a	independent calculation	0.000107*sف
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11(B))	B	0 sf	n/a	1.25/DU	exempt
Home Occupation (Sec. 6.1.11(D))	B	0 sf	n/a	n/a	exempt
Family Home Daycare (Sec. 6.1.11(F))	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (Sec. 6.1.11(G))	B	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (Sec. 6.1.12(B))	Y	0 sf	n/a	1/1,000 sf outdoor display area +1/employee	exempt
Real Estate Sales Office (Sec. 6.1.12(C))	B	0 sf	n/a	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (Sec. 6.1.12(F))	B	0 sf	n/a	1/employee	exempt
Y = Use allowed, no use permit required; B = Basic Use Permit (Sec. 8.4.1); C = Conditional Use Permit (Sec. 8.4.2)					

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Retail	2,500 sf gross
Accessory residential unit	850 sf habitable
4. Operational Standards	
Outside Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash and recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3)
Max sound level at property line	65 DBA
Vibration	(Sec. 6.4.4)

Electrical Disturbances	(Sec. 6.4.5)
Fire and Explosive Hazards	(Sec. 6.4.6)
Heat and Humidity	(Sec. 6.4.7)
Radioactivity	(Sec. 6.4.8)

- D. **Development Options.** Standards applicable to development options and subdivision in the BP-TC zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-TC zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the BP-TC zone, however, all standards in Article 7 are applicable in the BP-TC zone unless stated otherwise.

1. Allowed Subdivision and Development Options						
Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	Height (max)	Option Standards
Allowed Subdivision Options						
Land Division	n/a	10,000 sf	n/a	determined by physical development		(Sec. 7.2.3)
Condominium/ Townhouse	n/a	n/a	n/a	determined by physical development		(Sec. 7.2.4)

2. Residential Subdivision Requirements	
Schools and Parks Exactions	(Div. 7.5)
Development Exaction	0.03 acres of land per housing unit or lot
3. Infrastructure	
Transportation Facilities	(Div. 7.6)
Required Utilities	(Div. 7.7)

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3)	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Development Option Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Land Division					
≤ 10 lots			X		X
> 10 lots		X	X		X
Condominium/ Townhouse					X

E. **Additional Zone-Specific Standards.** The following standards apply in addition to all other standards applicable in the BP-TC zone.

1. **Maximum Scale of an Individual Building.**

- a. **Exempt.** Building occupied by the following uses are exempt from the maximum scale of an individual building.
 - i. **Agriculture.** Agricultural operations meeting the standards for exemption in Section 6.1.3(B).
 - ii. **Developed Recreation.** Developed recreation use where at least half of the hours the recreation center is open shall be available for public reservation or open public use.
- b. **Increase to 25,000.** In the BP-TC zone, the maximum floor area above ground in an individual building may be increased from 15,000 square feet to a maximum of 25,000 square feet, provided all of the following standards are met:
 - i. **Traffic and Parking.** The use proposed has neither a high traffic generation rate nor a high demand for parking. The increase in the size of the building will not increase projected traffic or parking demand by more than 20% above the traffic projection and parking demand for a 15,000 square feet building.
 - ii. **Visual Impact.** The visual impact of the size of the building shall be mitigated. Mitigation shall include techniques to visually break-up the mass of the building, such as architectural treatments and landscaping that reduce the perceived size of the building.

2. **Convenience Retail Required.** The intent of allowing retail use in the BP-TC zone is that the goods sold are primarily convenience goods that provide for the needs of the residents and employees of the surrounding area.

- a. Retail use shall be limited to food and/or liquor stores.
- b. Goods sold shall not be of a specialty nature that rely on and attract customer and vehicle traffic from the community as a whole.
- c. Retail use is only allowed on a lot of record that has another active, lawful principal use.

(5/1/25)