

**Sec. 117-89. - Business park district (BP).**

- (a) *Intent.* The intent of this district is to provide for a mix of low impact, light manufacturing, office, and limited retail and service uses, with limited outdoor storage, that are compatible with neighboring residential and commercial districts and provide adequate landscaping and screening for buildings, structures and off-street parking areas. This district is further intended to provide for a business park type feel that encompasses no less than three acres of land and is served by public sanitary sewer and water facilities.
- (b) *Permitted uses and structures.*
  - (1) Clinic, medical and dental.
  - (2) Convenience stores.
  - (3) Day care, center.
  - (4) Educational institutions; business, technical or vocational schools.
  - (5) Educational institutions; college or university, including dormitories.
  - (6) Essential services.
  - (7) Exhibition, convention, or conference structure.
  - (8) Financial institutions; banks and credit unions.
  - (9) Fitness, recreational sports, gym, or athletic club.
  - (10) Funeral homes.
  - (11) Hotel or motel.
  - (12) Institutional and community facilities; including museums, libraries, exhibitions and art galleries, post office, and zoos.
  - (13) Multi-tenant buildings; up to 20,000 square feet in gross floor area and not containing a use listed in subsection (d), BP conditional uses.
  - (14) Municipal offices, and related structures.
  - (15) Municipal police, fire and rescue stations and other public safety related facilities; including correctional and rehabilitation facilities and emergency operation centers.
  - (16) Municipal water towers, water metering facilities and water treatment facilities; including all appurtenant equipment and structures.
  - (17) Offices, business and professional.
  - (18) Parking lots and structures.
  - (19) Parks, playgrounds and nature preserves, public and private; including buildings, grounds and equipment.
  - (20) Printing and publication establishments.
  - (21) Recreational trails.
  - (22) Restaurant.

- (23) Restaurant; fast food.
- (24) Retail establishments, personal service; including barber or beauty shops, laundry or dry cleaner, and uses of a similar nature.
- (25) Stormwater management ponds and facilities.
- (c) *Accessory uses and structures.*
  - (1) Uses and structures which are customarily accessory and clearly incidental and subordinate to permissible principal uses and structures when they are located on the same lot with the principal use or structure.
  - (2) Fountain, sculpture, or other aesthetic structure.
  - (3) Decks (attached or detached).
  - (4) Game courts; private noncommercial, including tennis and basketball.
  - (5) Signs; pursuant to article VII.
- (d) *Conditional uses and structures.* (See article XI, Conditional Use Permits, for the conditional use review requirements.
  - (1) Automobile repair and service establishments.
  - (2) Car washes.
  - (3) Drive-thru facilities, in conjunction with any permitted principal use listed in subsection (b).
  - (4) Gasoline/fueling stations.
  - (5) Golf courses.
  - (6) Hospital.
  - (7) Manufacturing, custom.
  - (8) Manufacturing, light.
  - (9) Multi-tenant buildings; over 20,000 square feet in gross floor area or containing a use listed in this subsection (d), BP conditional uses.
  - (10) Offices and storage yards, trade and contractor (provided there is a showroom for retail uses in BP district).
  - (11) Outdoor storage yards; including building materials, garden centers and lumberyards.
  - (12) Planned developments; pursuant to section 117-93
  - (13) Processing plant, food.
  - (14) Research laboratory or testing facilities; including scientific, medical, and technology.
  - (15) Residential dwelling units; in conjunction with a commercial development.
  - (16) Retail establishments, food: including bakeries, grocery stores, convenience stores, fish or meat markets, and uses of a similar nature.

- (17) Solar energy systems.
- (18) Utility substations and installations; including gas, electric, telephone, or uses of similar nature.
- (19) Wireless communication towers; pursuant to section 117-132