

BP - Business/Industrial Park District

The Business/Industrial Park District is intended to support various employment opportunities predominantly related to light manufacturing, light industry, or warehousing. It is intended that these uses will be undertaken entirely within an enclosed building. Additional landscaping and screening requirements will help to protect areas of outdoor storage from public rights-of-way and abutting properties. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

BP District Land Uses		
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.
Business or Trade School College/University Government Landscape Supply & Sales/Garden Center Local/Neighborhood Utilities Medical Clinic Office Office, Medical Passive Outdoor Recreation Religious Assembly	Brewery/Distillery/Winery Car Wash Contractor Services Crop Production and Sales General Retail Sales Light Industrial Services Major Utilities Office-Showroom Personal Services Research & Development Retail Sales/Services, Heavy Equip. Social Service Institution Utility Service Provider Vehicle Gas/Fueling Station Vehicle Services – Minor / Major Warehouse & Distribution	Aviation Uses Rotary Wing Child-care Facility Community Assembly/Amenity Day-Care Center Storage Yard Transportation Facilities Waste Related Services Wireless Transmission Facilities
* Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page.		

BP District Development Standards	
Requirement	Standard
Minimum Area of New Development	2.5 acres
Minimum Lot Size	21,780 sq. ft.
Minimum Lot Width	150 ft.
Front Setback	35 ft.
Front Build-to Line	n/a
Interior Side Setback	15 ft.
Street Side Setback	25 ft.
Rear Setback	30 ft.
Maximum Height	60 ft.
Maximum Lot Coverage	80%

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Aviation Uses, Rotary Wing	Development of heli-facility or heliport uses shall be designed according to the applicable design standards set out in the U.S. Department of Transportation Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction of a heli-facility, heliport, or helistop shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .	N/A
Car Wash	There shall be no more than four (4) self-service bays; all mechanical equipment, excluding vacuum and air units is enclosed within a building; all facilities are designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential district; bay access is designed to prevent headlights from shining onto any street or abutting a residential district. If self-services vacuums are provided, a minimum of one (1) parking space per vacuum is required, which will not interfere with site circulation, driveways, or fire lanes. Access is taken from a collector or higher classification roadway. Car washes in all districts is a Restricted Use and must operate in compliance with the City's Drought Contingency Plan.	All full-service vehicle wash facilities must be equipped with, operate, and maintain in operation, a water recycling system that will recycle not less than 50 percent of the water being used by the facility, and for existing automobile wash facilities, such system is required as a condition of any permit to: <ul style="list-style-type: none"> I. Cumulatively expand the floor area of the vehicle wash facility building by more than 49 percent of the area of the vehicle wash facility building as it existed on the effective date of the Chapter; II. Demolish, destroy or remove and then replace more than a cumulative 49 percent of the floor area of the vehicle wash facility building as it existed on the effective date of the Chapter, except for the purpose of replacing or repairing water recycling equipment; or III. Enlarge the water tap, meter, or service line. Proximity to other developed entitled car wash facilities shall be examined as part of the Conditional Use Permit process to avoid clustering of uses along a corridor, intersection, or neighborhood.
Child-Care Facility, Day-Care Center	Approval of a Conditional Use Permit is required. The parcel proposed for development shall take access from an arterial or collector street. Access to the site shall be designed in a manner to facilitate safe and expedient pick-up and drop-off circulation without otherwise interfering with the parking lot. Outdoor activities shall be set back from any residentially used or zoned property by 100 feet and enclosed by a wall or fence. The owner/operator shall maintain all certification and licensing requirements by the state.	N/A
Crop Production and Sales	Crop production shall be entirely within an enclosed building and shall only be an ancillary use*	N/A
Wireless Transmission Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80' in residential zoning districts and limited to 160' in the nonresidential zoning districts.	N/A
Brewery/ Distillery/ Winery	A maximum of 25% of the establishment area may be dedicated for customer components. Any outdoor seating, live music, and/or entertainment areas shall be set back at least 100 feet from any residentially used or zoned property and screened by a wall or fence.	N/A
Office, Showroom	Incidental retail sales of products associated with the primary products and/or services is permitted but shall not exceed 25% of the total floor area. Outdoor storage shall be limited to 125% of the square footage of the indoor use area and shall be completely screened by a wall or fence at least eight feet in height and a Type B landscape buffer. All loading spaces and docks shall be screened from public right-of-way.	N/A
Personal Services	Personal Services are allowed as an ancillary use for up to 25% of primary use or gross floor area shall not exceed 2500 s.f. whichever is less	N/A
Retail Sales/Services, Heavy Equipment	Storage of equipment shall be set back 150' from the right-of-way and shown on Site Development Plan. Fire Lane required within storage area.	Liquids, gels, and pastes (e.g., paints, sealers, etc.) must only be stored in enclosed buildings; no storage of explosives; there is storage of no more than gallons of motor fuel; no disposal of inoperable machines or wastes on-site.

Restrictions and Conditions

Land Use	Restrictions/Conditions	Operational/Other Standards
Vehicle Gas or Fueling Station	<p>No above-grade equipment for the service of gasoline, oil, air, or water (except irrigation systems) is closer than 10 feet to any public right-of-way. Canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch, if provided. In the event the use is abandoned, all underground storage tanks and pumps are removed within 60 days.</p> <p>A Type C buffer shall be installed along any property line that faces a residentially used or zoned area, regardless of separation by street. In the event the development is directly adjacent to a residentially zoned or used property, an 8' high opaque masonry fence shall be installed the full length of the property line where it is adjacent. Customer 18-wheeler trucks are permitted only as approved on the Site Plan; fueling trucks and delivery trucks are excepted from this requirement. All on-site lighting must be dark sky compliant. Site Plans will be reviewed to ensure safety considerations including but not limited to: well-lit interior and exterior; security cameras, and maintaining view of point of sale areas from the road.</p> <p>Portable accessory buildings are not allowed. Car washes, if accessory to the service station, shall be limited to on stall and shall direct vehicular circulation for the car wash facility away from circulation for the rest of the site and a stacking lane for the car wash includes a 12-foot wide "escape lane" to bypass the car wash. Proximity to other developed or entitled fuel sales facilities shall be examined as part of the Conditional Use Permit process to avoid clustering of uses along a corridor, intersection or neighborhood.</p>	<p>Vehicle fueling stations shall only be allowed in the BP district as an accessory use for the fueling of vehicles associated with the primary use.</p> <p>Overnight outdoor storage of material, merchandise, or equipment is only allowed within the first eight feet of the front façade as approved on the Site Plan. Refuse, trash, recyclables, and pallets must be stored in closed containers and in an area screened from view at all points on any public or private property or street.</p>
Vehicle Services, Major	All vehicle and outdoor storage areas shall be screened with Type D Bufferyard and located to the side and/or rear of the principal building.	Temporary outdoor storage of vehicles shall follow an approved layout plan with paving and parking striping. No long-term vehicle outdoor storage allowed.
Vehicle Services - Minor	All service and repairs are performed within a fully enclosed building. No outdoor storage. Vehicle bay doors are located perpendicular to the public right-of-way and are not visible from abutting residentially zoned districts. Primary access is taken from a collector or higher roadway classification.	N/A
Contractor Services	Outdoor storage shall be completely screened from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer.	The use shall be conducted entirely within an enclosed building.
Industrial Services, Light	Outdoor storage shall be completely screened from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer. The use shall be conducted entirely within an enclosed building.	N/A
Research & Development	Outdoor storage shall be completely screen from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer.	N/A
Social Service Institution	There are no specific restrictions applicable to the Conditional Use Permit requirement. A Conditional Use Permit is required if food service or showering facilities are included.	N/A
Storage Yard	In addition to the requirement for approval of a Conditional Use Permit, outdoor storage shall be completely screened from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer.	N/A
Utility Services, Major	All above-ground structures and equipment must be screened from public view by a masonry wall with a minimum height of twelve (12) feet or two (2) feet above the height of the structure of equipment, whichever is less. The use is set back a minimum of 5 feet from the right-of-way of all streets bounding the property.	N/A
Utility Service Provider	Outdoor storage shall be completely screened from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer.	The use shall be conducted entirely within an enclosed building.

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Warehouse and Distribution	The parcel proposed for development shall take access from an arterial or collector street.	The use will be conducted entirely within an enclosed building.
Waste Related Services	The facility shall be set back at least 100 feet from residentially zoned or used properties. Any outdoor recycling storage (bins) or activities shall be visually screened from any adjacent roadways, residentially zoned or used properties, and any other nonindustrial uses by an eight-foot perimeter fence constructed of brick, stone or similar masonry product. Approval of a Conditional Use Permit is also required within the BP district. All solid, liquid or sanitary waste collected shall be stored and all manufacturing or production of goods or energy from solid, liquid or sanitary waste or recycled materials shall be conducted in an enclosed building.	N/A
Retail Sales and Services, General	N/A	The proposed use is an accessory use to an otherwise permitted principal use. Any retail sales or services shall be materially related to something that is manufactured on site or primarily intended to serve employees on the site (e.g., cafeteria).

Prohibited Land Uses

Animal Clinic or Services	Large Scale Retail Sales/Service
Animal Production/Raising	Limited-Service Hotel
Apartment – Attached/Detached	Live-work Unit
Aviation Uses Fixed Wing	Loft Apartment
Bar or Night Club	Manufactured Home
Bed and Breakfast Lodging	Manufactured Home Park
Campground	Neighborhood Amenity
Cemetery	Quadplex
Commercial Parking	Pawn Shop
Commercial Recreation/Entertainment	Provisional Housing
Commercial Stables	Residential Childcare Facility
Cottage	Resort Hotel
Duplex	Resource Extraction – Surface/Subsurface
Education	RV Park
Food & Drink (general)	Scrap and Salvage Yard
Food & Drink (neighborhood)	Self-storage
Full-Service Hotel	Shopping Center
Game Ranch	Single Family Attached
Group Home	Single Family Detached
Heavy Industrial Services	Single Family Zero Lot Line
Home Enterprise	Special Event Venue
Hospital	Tiny House Development
Hotel, Extended Stay	Townhouse
Housing & Services for the Aging	Triplex
Industrialize Housing	Vehicle Sales and Rentals