

BPI Business Park Industrial Concepts

Purpose Statement

This district is designed to provide land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the BP district. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses. Generally, these uses need good access to arterial roadways, but should be offset from public roadways and adjacent properties by using the BP district and its associated development to screen the uses. The uses allowed have relatively low traffic generation and require limited location identification.

- **UDO Article 5.3.G Non-Residential Zoning Districts – Business Park Industrial (BPI)**

Building Height

Section 7.2.H.2 Single Family Protection applies to all structures on properties located adjacent to a single-family use or townhouse development.

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Setbacks

Minimum building setback from ROW: 50 feet (applies to buildings located around the perimeter of the business park development only)

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Minimum parking setback from ROW: 30 feet (applies to parking located at the periphery of the development)

- **UDO Article 7.3.C.8 Off-Street Parking Standards – Dimensions and Access**

Setbacks to interior property lines and streets within the development, standard setbacks would apply

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Buffer

Buffer width and required plantings shall be doubled for property lines adjacent to any zoning district other than BP or BPI.

- **UDO Article 7.7.F Minimum Buffer Standards – Table and Notes**
- **UDO Article 7.7.F.1 Minimum Buffer Standards – Buffer Yards**

Signs

Low profile signs – One per structure is permitted.

- **UDO Article 7.5.C Summary of Permitted Signs**
- **UDO Article 7.5.F Sign Standards**
- **UDO Article 7.5.R Low Profile Signs**

Allowed Uses

- **UDO Article 6.3.C Use Regulations – Use Table**

Educational Facility, Primary & Secondary
Educational Facility, Vocational / Trade
Government Facilities
Parks
Places of Worship

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Commercial Garden / Greenhouse / Landscape Maint (P*)

Offices

Printing / Copy Shop

Radio / TV Station / Studios

Sexually Oriented Business (SOB) (P*)

Shooting Range, Indoor

Storage, Self Service

Retail Sales, Manufactured Homes

Vehicular Sales, Rental, Repair and Service

Wholesales / Services

Bulk Storage Tanks / Cold Storage Plant

Micro-Industrial

Industrial, Light

Industrial, Heavy

Recycling Facility – Large

Salvage Yard (P*)

Scientific Testing / Research Laboratory

Storage, Outdoor – Equipment or Materials

Truck Stop / Freight or Trucking Terminal

Utility (P*)

Warehousing / Distribution

Waste Services

Wireless Telecommunication Facilities –Intermediate

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Wireless Telecommunication Facilities –Major

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Wireless Telecommunication Facilities –Unregulated

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Other Related Articles Revised:

- **UDO Article 1.10.B Transitional Provisions – Zoning Districts**
- **UDO Article 4.1 Establishment of Zoning Districts**
- **UDO Article 7.9.A Applicability (exempt)**
- **UDO Article 7.13.B.1 Traffic Impact Analyses – Trip Generation Rates**