

SECTION 2.2.014 – BUSINESS PARK (BP)

- A. **PURPOSE:** The purpose of this zone is to provide areas for the establishment of light manufacturing and warehousing uses in a park-like setting, with flexibility for siting of certain commercial/office uses where appropriate. In general, commercial and professional office uses (if any) should be sited in portions of the zone with good street visibility, with manufacturing and warehousing uses located on less visible sites. The Business Park (BP) Zone is more restrictive than conventional industrial or commercial zones in order to provide buildings that have architectural excellence, grounds that have an abundance of landscaping and land uses that are non-polluting. The Zone should be established only on large tracts of land abutting a collector or arterial street.
- B. **PERMITTED USES:**
1. Accessory Structures – Garages, Sheds for Storage of Lawn Equipment or Wood, and Signs
 2. Administrative and Professional Services – Administrative Offices, Legal, Financial, Insurance, Real Estate, Architectural, Engineering, Surveying, Consulting Offices and Business Support Services, Communications Services – Television Studios, Radio Stations and Telecommunication Service Centers
 3. Building Maintenance Services – Janitorial, Landscape Maintenance, or Window Cleaning Services
 4. Business Equipment Sales and Services – Office Equipment and Supply Firms, Small Business Machine Shops or Hotel Equipment and Supply Firms
 5. Community Education – Limited to Junior Colleges, Colleges, Universities and Trade Schools
 6. Community Recreation – Recreational, Social or Multi-Purpose Uses Within Buildings
 7. Construction Sales and Services – Building Materials Stores, Tool and Equipment Rental or Sales
 8. Cultural Exhibits and Library Services – Limited to Museum-Like Preservation and Exhibition of Works of Art or Library Collection
 9. Eating and Drinking Establishments – Only as an Incidental Use Built as an Integral Part of a Main Use or Corporate Headquarters/Campus.
 10. Extensive Impact Services and Utilities – Limited to Public Safety Buildings, Police Stations, Fire Stations and Ambulance Services
 11. General Industrial – Manufacturing, Custom Manufacturing, Compounding, Processing, Assembling, Packaging, Treatment or Fabrication of Materials and Property, Cabinet Shops, Textiles and Metal Fabrication, Subject to the Performance Standards of This Section
 12. Laundry Services – Laundry Agencies, Diaper Services or Linen Supply Services
 13. Medical Services – Medical Clinics, Dental Clinics, Chiropractic Clinics, Medical and Dental Laboratories or Allied health professionals
 14. Participant Sports and Recreation –Bowling Alleys, Arcades, Youth Centers, Martial Arts Studios, Dance Studios, Health/Fitness Clubs, Gymnasiums or Billiard Parlors, Miniature Golf Courses, Driving Ranges or Shooting Ranges - All Within Enclosed Buildings
 15. Personal Services – Photography Studios, Barber Shops, Hair Salons, or Reducing Salons Only as an Incidental Use Built as an Integral Part of a Main Use.
 16. Postal Services – Mailing and Delivery Services, including Major Processing
 17. Repair Services – Appliance Repair Shops, Apparel Repair Firms or Instrument Repair Firms
 18. Retail Sales – Businesses Engaged in Retail Sale of Goods and Merchandise, only as an Incidental Use Built as an Integral Part of a Main Use or Corporate Campus; Excludes Medical Marijuana and Recreational Marijuana Facilities
 19. Research Services – Electronics Research Laboratories, Space Research and Development Firms, Soil and Material Testing Labs, or Pharmaceutical Research Labs
 20. Wholesaling, Storage and Distribution: Light – Limited to Wholesale Distributors, Storage Warehouses, and Moving and Storage Firms

21. Wholesaling, Storage and Distribution: Storage – Limited to Building Contractors

C. CONDITIONAL USES:

1. Extensive Impact Services and Utilities – Limited to Substations, and Electrical Generation Facilities
2. Spectator Sports and Entertainment – only as an Incidental Use Built as an Integral Part of a Main Use or Corporate Headquarters/Campus

D. PROPERTY DEVELOPMENT STANDARDS:

1. Minimum Lot Area - One Half (1/2) Acre for Lots Intended Primarily for Commercial or Office Use and One (1) Acre for Lots Intended Primarily for Industrial or Warehouse Use, unless specified in the Goal 9 Policies of the Comprehensive Plan.
2. Master Plan - For lots with existing areas of two and one half (2½) acres or more, an approved Master Plan shall govern proposed uses, development patterns, and parcel sizes, along with subdivision, partitions and lot line adjustments. The Master Plan shall be used to maximize the long-term potential for commercial and industrial employment in accordance with Goal 9 of the Comprehensive Plan, and shall provide for the maximum use of the lots reasonably feasible consistent with all other applicable requirements of law. The approved Master Plan shall be filed with the County Clerk and all development proposed shall comply with the approved Master Plan, unless a new Master Plan is approved by the City.
3. Lot Size and Shape - See Chapter 5, Article 5.2.
4. Building Setbacks and Yards - See Chapter 5, Article 5.3.
5. Distance Between Buildings - See Chapter 5, Article 5.3.
6. Building Heights - See Chapter 5, Article 5.4.
7. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
8. Landscaping - See Chapter 5, Article 5.6.
9. Parking and Loading - See Chapter 5, Article 5.7.
10. Performance Standards:
 - a. Air Pollution: There Shall be No Emission of Air Pollutants Unless an Air Discharge Permit is Issued by the Oregon Department of Environmental Quality.
 - b. Incineration: There Shall be No Incineration of Waste Material Allowed.
 - c. Landscaping: In Addition to Complying with the Landscaping Provisions of this Code, Site Landscaping Shall Follow the Theme Established in the Common Areas of the Business Park. Natural Vegetation Shall be Maintained in Wetland Areas.
 - d. Lighting: Light Poles Shall Not Exceed a Height of Twenty-Five Feet (25'). Cut-Off Fixtures Shall be Used. Average Horizontal Illumination Levels on the Ground and Average Illumination Levels on a Vertical Surface Shall Not Exceed 1.5 Foot Candles as Demonstrated by a Photometric Report.
 - e. Storm Water: Storm Water Discharge Shall be Dealt with in Compliance with a Storm Water Management Plan Adopted for the Entire Business Park.
 - f. Vibration: There Shall be No Activity on Any Site Which Causes Ground Vibration Which is Perceptible, Without Instruments, at the Boundary Line of the Site.
 - g. Wastes: There Shall be No Wastes Maintained on a Site That Generates Odorous, Unsightly or Unsanitary Effects Beyond the Site. Sewage Shall be Pre-Treated if Required by the City Sewer Code. Waste Shall Not be Discharged onto the Ground or Into a Waterway. Adequate Waste Disposal Facilities and Services Shall be Provided Prior to Site Occupancy.
11. Signs - See Chapter 5, Article 5.8.
12. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
13. New Business Permit – See Chapter 8, Article 8.2.
14. Temporary Use - See Chapter 8, Article 8.3.