

17.32 I-1 Light Industrial District

Section 17.32.010 Purpose of district.

The light industrial district of the city delineates areas where a satisfactory correlation of factors such as adequate transportation facilities, accessibility for employees, efficient land assembly, adequate topographical conditions, and adequate provisions of public utilities required by light industry may be achieved. It is intended that this particular district will generally provide for light industry of an assembly nature from finished goods, warehousing and wholesaling activities. It is also intended that adult book stores, adult entertainment cabarets, adult motion picture theaters, adult novelty stores, and any other adult use or entertainment established allowed by law and ordinance will be located in this particular district.

Section 17.32.020 Industrial permitted uses.

A light industrial use is one which creates a minimum amount of nuisance outside the plant, is conducted entirely within enclosed buildings, does not use the open area around such buildings for storage of raw materials or manufactured products or for any other industrial purpose other than transporting goods between buildings, provides for enclosed loading and unloading berths, and which is not noxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noises or vibrations beyond the confines of the building. As such, the permitted uses shall be as follows:

A. Permitted uses:

1. Construction:
 - a. Concrete batch plants;
 - b. Demolition contractors;
 - c. Excavation contractors;
 - d. Heavy construction;
 - e. Industrial, commercial and institution construction;
 - f. Special trade contractors such as construction equipment rental;
 - g. Structural steel erection contractors;
 - h. Wood truss manufacturing.
2. Heavy equipment sales and service, including farm equipment.
3. Industrial park, subject to the following restrictions:
 - a. Business of a light industrial nature;
 - b. Minimum lot area of 20 acres;
 - c. Minimum front yard of 100 feet, minimum side and rear yards of 75 feet if abutting a residential zoned district or 35 feet if abutting a zoned district other than residential;
 - d. Minimum building setback from center line of interior road of 85 feet;
 - e. Plan of landscape development to be submitted with building permit application;
 - f. Tight screen planting required where abutting residential district to be located a minimum of 25 feet from the residential district boundary;
 - g. Parking spaces minimum of one (1) per two (2) employees on largest shift;
 - h. Distance of parking area from residential district of 25 lineal feet;
 - i. Minimum number of loading and unloading berths (which shall not face on bordering highway) of one (1) per 15,000 square foot or less of building;
 - j. Distance of loading and unloading berths from residential zoned district boundary of 100 lineal feet minimum;
 - k. Plat approved by the city council to be submitted with application for building permit;
 - l. Development plan to be submitted with building permit application;
 - m. Maximum number of principal entrances from a major thoroughfare limited to one (1);
 - n. Acceptable relationship to major thoroughfares;

- o. Thoroughfares must be adequate to carry additional traffic engendered by industry;
- p. Outdoor artificial lighting shall be approved by the city council;
- q. Disposal of liquid and other waste shall meet the approval of the pertinent health authorities.”

Section 17.32.021 Industrial special uses.

The special uses allowed in an I-1 (light industrial zoned district) in the city for which a special use permit shall be required, are as follows:

- 1. Mini-storage buildings;
- 2. Warehousing and distribution, wholesale merchandise brokerage (including warehouse storage business);
- 3. Outdoor theater.”

Section 17.32.030 Adult use permitted uses.

Adult use entertainment establishments as defined in the city zoning code and Chapter 5.24 of this code are allowed as permitted uses in a light industrial zoning district in the city, subject to the restrictions, requirements and regulations contained herein.

A. Adult use entertainment establishments shall be subject to the following requirements or regulations:

- 1. All property lines of the lot on which the establishment is located shall be at least one thousand (1,000) feet from the nearest property line of any church, school, any residentially zoned property, day care center, cemetery, public park or public property.
- 2. All property lines of the lot on which the establishment is located shall be at least one thousand (1,000) feet from the nearest property line of any adult use entertainment establishment.
- 3. All property lines of the lot on which the establishment is located shall be at least one thousand (1,000) feet from the nearest property line of any establishment where alcoholic beverages are sold or served.
- 4. Any building housing an adult use entertainment establishment shall not exceed ten thousand (10,000) square feet in size.
- 5. All activities must be conducted within an enclosed building on the premises and there shall be no drive-up window, walk-up window, viewing area or any similar feature on the exterior of the building.
- 6. There shall be no windows with clear glass on the exterior of the building that would allow a view of any portion of the interior of the building.
- 7. No alcoholic beverages shall be sold, served or allowed on the premises.

B. Before any adult use entertainment establishment is open to the public the operator thereof shall first have applied for and obtained from the city an adult use business license as required, made and provided for in Chapter 5.24 of this code.

Section 17.32.040 Building materials allowed for exterior walls.

The following building materials, and none others, shall be allowed in the construction of the exterior walls of buildings and structures constructed and installed in an I-1 Light Industrial Zoned District in the City for exterior walls that are visible from any public right-of-way: (a) brick; (b) brick veneer; (c) natural stone; (d) marble; (e) granite; (f) glass; (g) stucco trim; (h) architectural cement blocks, (i) tilt-up concrete, (j) building materials authorized and approved by the BOCA National Building Code as adopted and in effect in the City, from time to time, which are approved by the City Council, with the advise and recommendation of the City's Building Commissioner, and/or the City's Architectural Review Committee,

and (k) such other building materials as shall be authorized by the City Council, with the advice and recommendation of the City's Building Commissioner and/or the City's Architectural Review Committee.

17.54 Business Park District

Section 17.54.010 Purpose and intent of business park (BP) districts.

The business park zoning districts (BP-1 and BP-2) provide for business and light industrial uses in two categories. The BP-1 district is intended to accommodate a broad range of office uses while the BP-2 district is intended to accommodate a variety of office, light manufacturing, warehousing and related activities at a scale and intensity of use that is compatible with the high quality new development desired in this strategically important sector of the city, including territory near Interstate 255. For each district, a list of proposed permitted uses and development standards is outlined in this chapter.

Section 17.54.020 Business park-1 (BP-1) zoning district.

Because of its excellent access and high visibility, this area is intended for relatively low-intensity, high quality uses which can justify the amenities and high level of performance standards governing development in the BP-1 zoning district.

A. Permitted Uses.

1. Accounting;
2. Advertising and related services;
3. Agent and managers for artists, athletes, entertainers, and other public figures;
4. Ambulatory health care services;
5. Architecture, engineering, and related services;
6. Broadcasting and telecommunications--2 exclusions: (no towers, no monopoles);
7. Business support services;
8. Child day care services;
9. Computer systems design and related services;
10. Credit card issuing;
11. Credit unions;
12. Educational services;
13. Employment services;
14. Financial transactions processing, reserve, and clearinghouse activities;
15. Fitness and recreational sports centers;
16. Full-service restaurants;
17. Funds, trusts, and other financial vehicles;
18. Golf and country clubs;
19. Grant making, religious, professional, civic groups, and similar organizations;
20. Hotels and motels, bed and breakfast (no casinos allowed);
21. Independent artists, writers, and performers;
22. Information services and data processing services;
23. Insurance carriers and related activities;
24. International trade financing;
25. Legal services;
26. Management of companies and enterprises;
27. Management, scientific, and technical consulting services;
28. Monetary authorities-central bank;
29. Mortgage and Non-mortgage loan brokers;
30. Motion picture and video distribution;

31. Motion picture and video production;
32. Office administrative services;
33. Other professional, scientific, and technical services;
34. Post-production services and other motion picture and video; industries;
35. Real estate credit;
36. Real estate offices;
37. Sales financing;
38. Savings institutions;
39. Scientific research and development services;
40. Secondary market financing;
41. Securities, commodity contracts, and other financial investments and related activities;
42. Software publishers;
43. Sound recording industries;
44. Specialized design services;
45. Travel arrangement and reservation services;

B. Other Development Standards.

1. Maximum floor area ratio (F.A.R.): 0.35.
2. Minimum lot size: one acre.
3. Maximum structure height: four stories of fifty (50) feet.
4. Maximum site coverage: sixty (60) percent.
5. Yard and Setback Requirements. No building or structure shall be located closer than thirty (30) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, the structure or building shall be set back a minimum of fifty (50) feet from the right-of-way. In every instance, the first ten feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks and with landscaping, including but not limited to, deciduous shade street trees as required in paragraph 11 of this subsection. The minimum side and rear yards shall be twenty-five (25) feet.
6. Outdoor storage of equipment or materials is not allowed.
7. Screening of Rooftop Mechanical Units Required. Rooftop mechanical units must be screened. The screening shall have a minimum height equal to the height of the mechanical equipment required to be screened. Screening may be provided by extending the parapets of the building or structure on which the equipment required to be screened is located, or by construction and installation of a mansard roof to screen the mechanical equipment, or by enclosing the mechanical equipment in a mechanical penthouse.
8. Any overhead doors, loading areas or loading docks shall be located on the sides or rear of the building. For lots contiguous to I-255 or Route 3 rights-of-way, special consideration must be given to the location and screening of overhead doors, loading areas and loading docks. Uses on these lots will often have high visibility from the major highways as well as from the internal roads upon which they front. Therefore, the building design, orientation and landscaping shall be coordinated to adequately screen loading areas from both visual perspectives. This shall be accomplished by extending the exterior walls and roof of the building beyond the loading dock itself, by screening the loading area with evergreen trees and/or with opaque fencing compatible with the building's exterior materials, and by careful orientation of the building to minimize the visibility of loading areas. The site plan submitted for all lots contiguous to I-255 or Route 3 shall indicate how these requirements shall be met and must be reviewed and approved by the planning commission as a special part of the requirements of Section 17.54.250.
9. General environmental performance standards related to noise, vibration, etc., shall be met in accordance with Section 17.54.240.
10. Parking Requirements. Off-street parking and loading shall be provided in accordance with Sections 17.54.070 through 17.54.230.

11. All exterior walls of a building in a (BP-1) Zoned District shall be constructed of one or more of the following materials: (a) brick; (b) brick veneer; (c) natural stone; (d) marble; (e) granite; (f) glass; or, (g) stucco. Exterior finished materials other than those listed are permitted provided: (i) the proposed materials are authorized and approved by the BOCA National Building Code in effect at time of reference, and, (ii) the proposed materials are reviewed and approved by the City Council (after the City Council has received the recommendation of the City's Building Commissioner and/or Architectural Review Committee), but shall not include any of the following materials: (a) metal siding (except architectural metal); or, (b) cement blocks.

12. Quality landscaping is required in the BP-1 district. This shall include as a minimum the provision of deciduous, hardwood street trees along the front of the site. Such street trees shall be evenly spaced, where possible, and there shall be one tree for each forty (40) linear feet of frontage on the street. Such street trees shall be located on the subject property, parallel to the road right-of-way. For all surface parking areas, a minimum of ten square feet of landscaped area shall be provided within or adjacent to the parking lot for each parking space to reduce the apparent size of parking areas, to reduce glare and to provide shade. Each individual landscaped area shall be at least fifty (50) square feet in area, at least five feet in width and shall include at least one deciduous shade tree. Street trees shall have a minimum diameter of two and one-half inches measured one foot above ground level, and shade trees shall have a minimum diameter of one and one-half inches measured one foot above ground level. Street trees shall have a minimum clear trunk height, when planted, of five feet. Shade trees shall have a clear trunk height, when planted, of sufficient height so as not to interfere with any traffic sight distance lines.

The use of earth sculpting or berms shall be encouraged, provided these are designed in an area of enough size so as to avoid erosion, drainage or maintenance problems.

Interior planting bed areas, which are used for the planting of trees, or which are used for landscaping treatment generally, may be treated with either grass and/or other types of ground cover or open spaced pavers on a sand and gravel base located beneath and surrounding trees and shrubs.

All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, landscaped areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping by utilizing a sprinkler system, hose bibs and/or such other method of providing water.

All landscaped areas in parking areas or adjacent to parking or loading areas, or that can be encroached upon by a motor vehicle, shall be provided with an adequate, permanent curb as approved by the city engineer to restrict the destruction of the landscaped areas by vehicles. Adequate scuppers and/or weep holes shall be provided through the curbing to permit drainage.

13. Site Plan Required. All applications for development in the BP-1 district shall include a site plan to be submitted to the zoning enforcement officer for review and approval. Submission requirements are outlined in Section 17.54.250. Special review (as outlined in subsection (C)(7) of this section) shall be required for uses on lots contiguous to I-255 and Route 3.

Section 17.54.030 Business park-2 (BP-2) zoning district - Permitted uses and uses allowed only by special use permit.

The uses in the BP-2 zoning district are intended to be second-tier business park developments such as office/warehouse facilities, distribution centers and light industrial uses which do not create undesirable impacts.

A-1. Permitted uses.

1. Apparel manufacturing (cut and sew only);

2. Architecture, engineering, and related services;
 3. Bakeries and pasta manufacturing;
 4. Beverage and tobacco product manufacturing and distribution;
 5. Bottling and distribution of beverages;
 6. Broadcasting and telecommunications--2 exclusions: no towers, no monopolies;
 7. Business support services;
 8. Child day care services;
 9. Computer and electronic product manufacturing;
 10. Computer systems design and related services;
 11. Credit card issuing;
 12. Credit unions;
 13. Educational services;
 14. Electrical equipment, appliance, and component manufacturing;
 15. Employment services;
 16. Fabricated metal product manufacturing;
 17. Financial transactions processing, reserve, and clearinghouse activities;
 18. Fitness and recreational sports centers;
 19. Furniture and related product manufacturing;
 20. Golf and country clubs;
 21. Hotels, motels, bed and breakfast (no casinos allowed);
 22. Information services and data processing services;
 23. Insurance carriers and related activities;
 24. International trade financing;
 25. Leather goods (cut and sew only);
 26. Management, scientific, and technical consulting services;
 27. Monetary authorities-central bank;
 28. Mortgage and non-mortgage loan brokers;
 29. Motion picture and video distribution;
 30. Motion picture and video production and post-production services;
 31. Office administrative services;
 32. Printing and related support activities;
 33. Professional, scientific, and technical services;
 34. Real estate credit;
 35. Real estate offices;
 36. Sales financing;
 37. Savings institutions;
 38. Scientific research and development services;
 39. Secondary market financing;
 40. Software publishers;
 41. Sound recording industries;
 42. Wholesale trade (outside storage by special use permit only);
 43. Construction:
 - a. Light construction;
 - b. Speciality construction;
 - c. Concrete and asphalt contractors, including outside storage of machinery and equipment
(does not include cement concrete or asphaltic concrete batch plants);
 - d. Special trade contractors such as plumbing, painting, electrical, masonry, drywall, insulation,
tile, carpentry, flooring, roofing, siding, sheet metal and well drilling;
 - e. Glass and glazing contractors;
 - f. Building equipment and other machinery installation contractors.
- A-2. Uses permitted only by a special use permit.**

The following uses shall be permitted in a BP-2 (B usiness Park-2 Zoned District) in the City by Special Use Permit only in accordance with Section 17.40.010 (Special uses) and Figure 1 (SPECIAL USE EXCEPTIONS AND REQUIREMENTS) thereof:

1. Automobile Auction Business - retail and wholesale;
2. Boat and trailer storage (including outside storage);
3. Manufacturing;
4. Mini storage unit buildings;
5. Outdoor theaters;
6. Recreational vehicle storage;
7. RV park (short term);
8. Warehousing and distribution, wholesale merchandise brokerage (including wholesale storage businesses).

B. Other Development Standards.

1. Maximum floor area ratio (F.A.R.): 0.40.
2. Minimum lot size: twenty thousand (20,000) square feet.
3. Maximum structure height: four stories or fifty (50) feet.
4. Maximum site coverage: seventy (70) percent.
5. Yard and Setback Requirements. No building or structure shall be located closer than thirty (30) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, the structure or building shall be set back a minimum of fifty (50) feet from the right-of-way. In every instance, the first ten feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks and landscaping, including but not limited to, deciduous street trees as required by paragraph 11 of this subsection. The minimum side and rear yards shall be twenty-five (25) feet.
6. Outdoor storage of equipment or materials must be screened by an opaque, eight-foot high fencing on the sides and rear of the lot. Any storage areas visible from the front of the road must include landscaped screening composed of evergreen trees staggered at twenty-five (25) foot on-center in addition to the fencing.
7. Screening of Rooftop Mechanical Units Required. Rooftop mechanical units must be screened. The screening shall have a minimum height equal to the height of the mechanical equipment required to be screened. Screening may be provided by extending the parapets of the building or structure on which the equipment required to be screened is located, or by construction and installation of a mansard roof to screen the mechanical equipment, or by enclosing the mechanical equipment in a mechanical penthouse.
8. Any overhead doors, loading areas or loading docks shall be located on the sides or rear of the building.
9. General environmental performance standards related to noise, vibration, etc., shall be met in accordance with Section 17.54.240.
10. Parking Requirements. Off-street parking and loading shall be provided in accordance with Sections 17.54.070 through 17.54.230.
11. The exterior walls of a building that is visible from any public right-of-way shall be constructed of one or more of the following materials: (a) brick; (b) brick veneer; (c) natural stone; (d) marble; (e) granite; (f) glass; (g) stucco; (h) architectural cement block; or, (i) tilt-up concrete. All other exterior walls not visible from a public right-of-way shall be constructed of one or more of the following materials: (a) the materials allowed for the exterior walls of a building that is visible from a public right-of-way and/or (b) painted metal siding. Exterior building materials other than those listed are permitted, but only provided: (i) the proposed building materials are authorized and approved by the BOCA National Building Code in effect at time of reference; and, (ii) the proposed building materials are authorized by the City Council

(with the advice and/or recommendation of the City's Building Commissioner and/or the City's Architectural Review Committee).

12. Quality landscaping is required in the BP-2 district. This shall include as a minimum the provision of deciduous, hardwood street trees along the front of the site. Such street trees shall be evenly spaced, where possible, and there shall be one tree for each forty (40) lineal feet of frontage on the street. Such street trees shall be located on the subject property, parallel to the road right-of-way. For all surface parking areas, a minimum of five square feet of landscaped area shall be provided within or adjacent to the parking lot for each parking space so as to minimize and reduce the apparent size of parking areas, to reduce glare and to provide shade. Each individual landscaped area shall be at least fifty (50) square feet in area, at least five feet in width and shall include at least one deciduous shade tree. Street trees shall have a minimum diameter of two and one half inches measured one foot above ground level, and shade trees shall have a minimum diameter of one and one-half inches measured one foot above ground level. Street trees shall have a minimum clear trunk height, when planted, of five feet. Shade trees shall have a clear trunk height, when planted, of sufficient height so as not to interfere with any traffic sight distance lines.

The use of earth sculpting or berms shall be encouraged, provided these are designed in an area of enough size so as to avoid erosion, drainage or maintenance problems.

Interior planting bed areas, which are used for the planting of trees, or which are used for landscaping treatment generally, may be treated with either grass and/or other types of ground cover or open spaced pavers on a sand and gravel base located beneath and surrounding trees and shrubs.

All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, landscaped areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping by utilizing a sprinkler system, hose bibs and/or such other method of providing water.

All landscaped areas in parking areas or adjacent to parking or loading areas, or that can be encroached upon by a motor vehicle, shall be provided with an adequate, permanent curb as approved by the city engineer to restrict the destruction of the landscaped areas by vehicles. Adequate scuppers and/or weep holes shall be provided through the curbing to permit drainage.

13. Site Plan Required. All applications for development in the BP-1 district shall include a site plan to be submitted to the zoning enforcement officer for review and approval. Submission requirements are outlined in Section 17.54.250. Special review (as outlined in subsection (C)(7) of this section) shall be required for uses on lots contiguous to I-255 and Route 3.

Section 17.54.040 Parking and loading requirements.

For every use, activity or structure permitted by the business park zoning districts and for all buildings or structures erected in accordance therewith, there shall be provided sufficient space for access and off-street standing, parking, circulation, unloading and loading of motor vehicles that may be expected to transport its occupants and users, whether as patrons, customers, employees, delivery personnel, guests or otherwise, to an establishment, or activity at any time under normal conditions for any purpose. When a use is expanded, accessory off-street parking and loading shall be provided in accordance with the regulations herein for the area or capacity of such expansion in combination with the previously existing uses, structure or activity.

Every application for a new, enlarged or remodeled building, structure, or use shall include therewith, as specified further in Section 17.54.220, a parking site and landscape plan, drawn to scale and fully dimensioned, showing any off-street parking or loading facilities and related site improvements and landscaping.

Section 17.54.050 Decreased parking demand.

When a building or structure undergoes a decrease in gross floor area, seating capacity, number of employees or other unit of measurement, the available off-street parking and loading facilities may be also reduced accordingly: provided, that existing off-street parking or loading facilities may be so decreased only when the parking or loading facilities remaining would at least equal or exceed the off-street parking or loading requirements resulting from application of the provisions of these standards to the entire building, activity or structure as modified.

Section 17.54.060 Increased parking demand.

When any building or structure undergoes a change of use or any increase in gross floor area, seating capacity or other unit of measurement specified hereinafter, off-street parking or loading facilities should be increased to equal or exceed the off-street parking or loading requirements resulting from application of the provisions of these standards to the entire building or structure as modified in use or capacity.

Section 17.54.070 Floor area defined.

The term "floor area" as employed in Sections 17.54.050 through 17.54.200 shall mean the total interior floor area of a building or structure measured at the inside face of the exterior walls, but excluding stairwells, elevator shafts, lobbies, and in multi-tenant buildings excluding permanent corridors and bathrooms located for common or public usage of the total building rather than for tenant or internal usage, and excluding space occupied by mechanical equipment or space related to the operation and maintenance of the building. (Ord. 1743 § 1 (part), 1999)

Section 17.54.080 Ingress and egress.

All entrances and exits to parking and loading areas from a public right-of-way shall be subject to specific approval by the city engineer in accordance with the site plan review requirements contained in Section 17.54.220 in order to ensure the smooth and safe circulation of vehicles to and from the public street system. In no event shall parking or loading spaces be provided in a manner requiring the backing out of vehicles into public rights-of-way.

Section 17.54.090 Location of parking or loading space.

All required off-street parking or loading spaces shall be provided on the same parcel of land as the use to be served.

Section 17.54.100 Design and maintenance standards for parking and loading facilities.

- A. There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space.
- B. Roads, pedestrian walks and open space shall be designed as integral parts of an overall site design. They shall be properly related to existing and proposed buildings and appropriate landscape.
- C. Buildings, vehicular circulation and open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.

D. Landscaped, paved and comfortably graded pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas and adjacent buildings.

E. The materials used in the design of paving, lighting fixtures, retaining walls, fences, curbs and benches shall be of good appearance, easily maintained and indicative of their function.

F. Ramps shall be provided giving access from parking areas to the building served, for disabled persons utilizing wheelchairs.

G. Parking facilities shall be landscaped in accordance with the specific development standards applicable to each of the business park zoning districts.

H. Parking facilities shall be designed with careful regard to orderly arrangement, topography, landscaping, ease of access and shall be developed as an integral part of an overall site design.

I. Adequate parking spaces shall be specially designated for the parking of vehicles of disabled persons. Such spaces shall be twelve (12) feet wide and located close to the building entry.

Section 17.54.110 Size of parking spaces.

A. The following schedule of parking space and layout standards shall apply to all parking facilities provided in the business park zoning districts, in accordance with this chapter.

Angle of Parking Row to Driveway Aisle

30 °	45 °	60 °	90 °				
Depth of parking row (in feet)	17	20	21	20			
Width of parking space	9	9	9	10			
Width of aisle	11	13	18	22 (1- or	(1-way)	(1-way)	(1-way) 2-way)

Parallel parking spaces shall be at least twenty-four (24) feet in length, and eight feet in width.

B. The city engineer may authorize the provision of up to thirty (30) percent of the required parking spaces to be designed and designated for small cars for those uses of a site or lot which have little turnover and are typically occupied all day or overnight. Such small car spaces may be nine feet in width if in perpendicular rows or eight feet if on an angle and sixteen (16) feet in length if perpendicular or proportionally shorter if angle parking. Approved small car spaces shall be grouped and clearly marked for small car use, rather than being scattered simply to solve layout difficulties.

C. The city engineer may approve the use of continuous curbs as wheel stops and thus measure the size of parking spaces to be two feet less in length than otherwise required. In such instances the parking layout should allow for the vehicle to overhang the curb by two feet and such overhang area must be clear of all obstructions (signs, trees, etc.) and may not be regarded as landscape area or pedestrian circulation space.

Section 17.54.120 Parking surface--Drainage and maintenance.

All off-street parking and loading areas in business park zoned districts in the City shall be constructed and maintained in accordance with the requirements of Sections 17.44.010 and 17.44.020 of Chapter 17.44 (OFF-STREET PARKING AND LOADING) of this Zoning code. Said off-street parking area and loading area standards are the minimum standards the City shall allow for off-street parking and loading area construction and maintenance in a Business Park Zoned District in the City.

Section 17.54.130 Parking spaces--Markings.

All parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the space or by curbs or other means to indicate individual spaces. Signs or markers located on the surface within a parking lot shall be used as necessary to ensure efficient and safe traffic operation of the lot.

Section 17.54.140 Parking and loading areas-- Lighting.

Lighting shall be provided to illuminate any off-street parking or loading spaces to be used at night. If provided, the lighting shall be arranged and installed to deflect, shade and focus lights away from adjacent properties. The height, type, spacing and degree of cut-off of a light standard may be further regulated by the city engineer in relation to specific site conditions or types of development.

Section 17.54.150 Parking and loading areas-- Screening and landscaping.

Parking and loading areas in the business park zoning districts shall be screened and landscaped as specifically set forth in the development standards section for each business park zoning district.

Section 17.54.160 Number of entrances and exits to parking lots.

The city engineer shall approve the location and width of the entrance to and exits from every parking lot. There shall be not more than one entrance and one exit or one combined entrance and exit along any street unless same is deemed necessary by the city engineer for the alleviation of traffic congestion and interference of traffic movement along such street.

Section 17.54.170 Parking direction and regulation signs.

Parking direction and regulation signs may be provided in accordance with Section 17.54.250, showing the ownership of any parking lot and the permitted use thereof.

Section 17.54.180 Parking lot maintenance.

Any person operating or owning a parking lot shall keep it in clean and orderly condition and shall promptly remove the snow and ice from the surface of the parking lot. Such person shall also keep all adjacent sidewalks free from dirt, ice, sleet and snow and shall keep the sidewalks in a safe condition for use by pedestrians. The city council shall have the authority to prohibit the use of the area for parking purposes unless and until proper maintenance, repair or rehabilitation is completed, including the replacement of any landscaping material which may die from time to time, or the failure of the landscape irrigation or surface drainage system within the parking area.

Section 17.54.190 Schedule of required parking spaces.

The following shall be the minimum number of accessory off-street parking spaces required for each land use, activity, building or structure permitted by this chapter. When the determination of the number of required off-street parking spaces results in a requirement of a fractional space, any fraction of one-half space or less should be disregarded and any fraction over one-half space shall

count as one space. Parking spaces required on the basis of building floor area shall apply to gross floor area as defined herein unless otherwise specified. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty on the premises at any one time, which would include any overlap of employees at a change of shift.

A. Offices.

1. General offices: five parking spaces per one thousand (1,000) square feet of gross floor area for business or professional offices.

2. Veterinary offices, clinics and/or hospitals: four parking spaces for every doctor plus one space for every additional employee.

B. Research, Light Industrial, Warehousing and Distribution Uses.

1. Research facilities and laboratories (under the same ownership or management):

a. Less than one hundred thousand (100,000) square feet: three and one-third spaces for every one thousand (1,000) square feet of gross floor area up to fifty thousand (50,000) square feet, plus two and one-half spaces for every one thousand (1,000) square feet gross floor area over fifty thousand (50,000) square feet.

b. One hundred thousand (100,000) square feet or larger: three hundred (300) spaces plus two spaces for every three employees over four hundred (400) employees.

2. Manufacturing and fabrication: two spaces for every three employees on the maximum shift, plus one space for every vehicle customarily used in operation of the use or stored on the premises.

3. Warehousing and wholesaling, including direct mail advertising and mail order warehousing: two spaces for every three employees on the maximum shift, plus one space for every vehicle customarily used in operation of the use or stored on the premises.

C. Lodging, Commercial Retail and Service Uses.

1. Motels and hotels: one parking space for each sleeping room offered for tourist accommodation plus one additional space for every two persons regularly employed on the premises. Additional spaces shall be provided for restaurants or places of assembly within the development as scheduled elsewhere.

2. Indoor commercial retail businesses: parking or storage spaces for all vehicles used directly in the conduct of such business, plus six parking spaces for each one thousand (1,000) square feet of floor area and one space for every two full-time employees.

3. Restaurants and other eating and drinking establishments without drive-in or carry-out facilities: eighteen (18) parking spaces for every one thousand (1,000) square feet of floor area plus two parking spaces for each three employees.

4. Commercial greenhouses and nurseries: two spaces for every three employees on the maximum shift, one space for every vehicle customarily used in operation of the use or stored on the premises, plus five spaces for every one thousand (1,000) square feet of gross floor area of salesroom.

5. Equipment sales, service, rental and repair: three and one-third spaces for every one thousand (1,000) square feet of gross floor area.

D. Miscellaneous Uses.

1. Public or private utilities facilities: two spaces for every three employees on the maximum shift plus one space for every vehicle customarily used in operation of the use or stored on the premises.

2. Heliports: two spaces for every three employees on the maximum shift plus one space for every vehicle customarily used in operation of the use or stored on the premises.

3. Outdoor athletic fields: twenty (20) spaces for every diamond or athletic field, or one space for every four seats, whichever is greater. (One seat is equal to two feet of bench length).

4. Business, professional or technical schools: one space for every classroom and office plus two spaces for every three students.
5. Bowling alleys: five spaces for every alley.
6. Golf courses: ten spaces per each green.
7. Golf driving ranges: two spaces for every tee.
8. Gymnasium without bleachers or fixed seating (except as noted herein): one space for every one hundred (100) square feet of gross floor area.
9. Handball, racquetball courts: three spaces for every court.
10. Ice and roller rinks: one space for every one hundred (100) square feet of skating area or playing surface.
11. Indoor soccer: fifty (50) spaces for every playing field, plus one space for every three seats of spectator seating (one seat equals two feet of bench length), plus two spaces for every three employees on the maximum shift, but in no case less than one hundred (100) spaces.
12. Parks, playgrounds, picnic grounds: space equivalent to one percent of the total land area. Parking area available along park roads or private drives may be used to fulfill this requirement.
13. Recreation centers: three and one-third spaces for every one thousand (1,000) square feet of gross floor area.
14. Swimming pools: two spaces for every one hundred (100) square feet of water area.
15. Tennis courts: four spaces for every court.
16. Agriculture operations, farm buildings: sufficient open land available for parking so that no vehicle need be parked on any street.
17. Forest and wildlife reservations: sufficient open land available for parking so that no vehicle need be parked on any street.

E. Other Uses. The city council (with the recommendation of the city planning commission and/or the city building inspector) shall determine to which of the preceding categories of parking regulation any unlisted use belongs, or determine appropriate standards to be added to this section by amendment whenever the above prove inapplicable.

Section 17.54.200 Off-street loading requirements.

Adequate space shall be provided to accommodate the loading and unloading of trucks, tractors and trailers servicing any commercial, service or industrial use. The standards required for the provisions of such spaces are described herein. Loading berth space which is utilized for the location of trash collection or compaction units shall be provided for and shall be in addition to the loading space requirements provided herein.

A. Area of Loading Berths or Space. A required off-street loading berth or space shall be at least twelve (12) feet in width and at least fifty (50) feet in length, exclusive of aisle and maneuver space, and shall have a vertical clearance of at least fourteen (14) feet.

B. Access to Loading Areas. Each required off-street loading space or berth shall be afforded a means of vehicular access to a street, highway, or alley in a manner which will least interfere with traffic movement as approved by the city engineer.

C. Surfacing. All off-street parking and loading areas in business park zoned districts in the City shall be constructed and maintained in accordance with the requirements of Sections 17.44.010 and 17.44.020 of Chapter 17.44 (OFF-STREET PARKING AND LOADING) of this Zoning Code. Said off-street parking area and loading area standards are the minimum standards the City shall allow for off-street parking and loading area construction and maintenance in a Business Park Zoned District in the City.

D. Location. All loading berths or spaces shall be located at the side or rear of the building served.

E. Schedule of Off-Street Loading Spaces.

1. Offices: one loading space shall be provided for each such use having greater than six thousand (6,000) square feet of gross floor space.

2. Industrial, warehouse, service and retail uses: every building or use of land consisting of over three thousand (3,000) square feet of gross floor area designed or adaptable for retail business purposes, or warehouse, wholesale, manufacturing or service business use shall be provided with loading space as follows:

Number of Loading

Total Gross Floor Area Spaces Required

Up to 15,000 sq. ft. 1 space, 15,000 to 50,000 sq. ft. 2 spaces, 50,000 to 100,000 sq. ft. 3 spaces, Each additional 100,000 sq. ft. 1 additional space

3. Other similar uses: the city council (with the recommendation of the city planning commission and/or the city building inspector) shall determine to which of the above categories of loading regulation any specific use not listed above shall belong, or determine other appropriate standards for addition to this section by amendment whenever the above regulations prove inapplicable.

Section 17.54.210 Environmental performance standards.

Every use in a business park zoning district shall comply with the provisions of Chapter 15.48 as those provisions pertain to: noise and vibration; smoke, odorous matter, toxic matter; radioactive materials; and fire, explosives, humidity, heat and glare.

A. Sanitary Sewers. Each use in a business park zoning district, with the exception of agriculture, shall be connected to the city's sanitary sewer system. All uses in the business park zoning districts shall conform to the laws, rules and regulations promulgated by the state of Illinois and federal agencies governing the pretreatment of waste streams prior to discharge into a publicly owned treatment works (POTW).

B. Stormwater Management, Retention and Drainage. Every use in a business park zoning district shall require approval of an erosion and stormwater run-off control plan prior to issuance of a building permit as outlined in Section 17.54.220(K). The purpose of this requirement is to minimize the harmful physical and economic effects of erosion and flooding from stormwater within the business park zoning district. This is to be accomplished through measures designed: (a) to mitigate erosion during and after construction or grading; and (b) the detention and controlled discharge of the differential run-off produced by development on a given site. The erosion and stormwater run-off control plan submitted as part of the site plan review (Section 17.54.220) must demonstrate the means by which the proposed development will adequately control stormwater to comply with the city's policy that each use shall provide adequate detention to accommodate the ten to one hundred (100) year storm run-off and flow.

Section 17.54.220 Site plan review requirements.

A. Applicability. An application for site plan approval may be filed by any person submitting proof of a financial, contractual or proprietary interest in the property to be developed according to the submitted plan.

B. Site Plan Content. All applications for site plan approval shall be filed in the office of the zoning enforcement officer. The application for site plan approval shall contain the following information:

1. All applications shall be signed by the applicant and shall state the applicant's name and address.

2. The site plan shall include all necessary data and drawings in order that the zoning enforcement officer can determine whether the proposed use and development complies with the district requirements and that city departments affected by the project may assess the impact of the proposed development on public facilities and services and on the surrounding area.

3. The data and drawings required shall include, but not be limited to:
- a. North arrow;
 - b. The location of the site and its relationship to surrounding uses, buildings and zoning;
 - c. The location, size and use of each building on the site;
 - d. The height, number of stories and form of the proposed building or buildings;
 - e. The dimensions and area of the lot or site;
 - f. The ratio of floor area to the site area (F.A.R.);
 - g. The location of all existing trees over six inches caliper if deciduous or over six feet in height if evergreens and an indication of all such trees to be removed and all to remain;
 - h. Landscape plan including a detailed drawing to scale and schedule of all plant material to be provided or preserved by the plan including the size, location, type and method of planting for trees, shrubs and groundcovers as well as related site improvements such as walls, berms, fences, walk-ways, street furniture and lighting elements;
 - i. The location, general design and width of driveways, curb cuts and sidewalks;
 - j. Existing and proposed site grades at a minimum two foot contour intervals; if a site has less than five feet of elevation change, one-foot contours shall be required; contour lines shall extend fifty (50) feet off-site;
 - k. Erosion and stormwater run-off control plan;
 - l. The location, area and number of proposed parking spaces in relation to applicable parking regulations;
 - m. The general use and development of the site, including all recreation and open space areas, plazas, all major landscaping, and all buffering from adjacent activities or uses;
 - n. Existing and proposed on-site utilities including stormwater collection and detention, gas, electricity, cable TV service and telephone lines or substations;
 - o. The location and identification of any other proposed facilities or site improvements.

More specific submission requirements may be separately published as administrative regulations and filed with the city clerk.

Section 17.54.230 Signs.

It is the purpose of this section to regulate and control the location, erection, number and maintenance of signs and matters relating thereto within the business park zoning districts in order to promote public safety, health and general welfare of the community. These regulations are specifically designed to:

- A. Provide for uniform regulation and orderly development of signs consistent with established policies and ordinances of the city;
- B. Prohibit hazardous and dangerous signs;
- C. Provide a desirable and uniform system of signage to enhance the overall function and appearance of the business park.

Section 17.54.240 Scope of sign provisions.

The provision of Sections 17.54.230 through 17.54.270 shall not apply to:

- A. Flags of any nation, state, county, city or other governmental unit and any not-for-profit organization;

B. Real estate signs not exceeding six square feet in area, which advertise the sale, rental or lease of the premises upon which said signs are located only. These signs shall be removed within five days following the sale or lease of the property being advertised for sale or lease;

C. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials;

D. Signs erected inside a building not visible through windows.

Section 17.54.250 Permitted signs.

Within the business park zoning districts, only the following signs shall be permitted:

A. Monument Signs. A monument sign is a type of sign in which the entire bottom of the sign is generally in contact with or in close proximity to the ground. It is not attached to a building but is erected upon or supported by the ground, a ground planter box, or similar low support structure. The total height of a monument sign measured from the ground to the top of the sign shall not exceed six feet. Masonry materials or other approved materials consistent with materials used on the building's exterior front facade are to be used for monument signs. One monument sign per lot shall be allowed in all business park zoning districts. The total outline area of the sign shall not exceed fifty (50) square feet. No sign shall be closer than ten feet from any property line.

B. Directional Signs. Signs indicating directions for vehicular or pedestrian traffic or movement on a site shall be allowed upon approval of the zoning enforcement officer. One sign per entry/exit not exceeding nine square feet in size shall be permitted. Additional directional signs within parking lots and along driveways shall be allowed upon approval of the zoning enforcement officer.

C. Identification Signs. One attached, nonilluminated sign not exceeding two square feet in size displaying the name, occupation and/or service located on the premises and the address shall be permitted.

D. Directory Signs. For buildings or groups of buildings with multiple occupancies, a directory sign may be substituted in lieu of the allowable monument sign subject to review and approval by the street graphics committee. However, such directory sign shall be subject to the same square footage and material requirements as a monument sign.

Section 17.54.260 Prohibited signs.

The following signs and advertising devices are prohibited:

A. Animated signs;

B. Any sign attached to any public utility pole, tree, fire hydrant, curb, sidewalk or other surface located on public property;

C. Any sign erected in any location where, by reason of its location, it will obstruct the view of any authorized traffic sign, signal, or other traffic control device. Nor may any sign, by reason of its shape, position or color interfere with or be confused with any authorized traffic signal sign or device. Further, no sign shall be erected in a location where it will obstruct vision of the public right-of-way to a vehicle operator during ingress to, egress from, or while traveling on the public right-of-way;

D. Any on-premises sign advertising an article or product not manufactured, assembled, processed, repaired or sold or a service not rendered upon the premises upon which the sign is located;

E. Any sign or advertising device such as banners and pennants affixed on poles, wires, ropes or streamers, wind-operated devices, fluttering signs, pinwheels, streamers, banners, street

banners, and A- frames or other portable signs of like nature, and other similar contractions or techniques;

F. Signs placed or affixed to vehicles and/or trailers which are parked on a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as permanent lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer;

G. Flashing signs including electronic message centers; however, not including digital time and temperature signs involving only that information and no further or additional information of an advertising nature;

H. Portable signs, signs not permanently affixed to the ground;

I. Signs which contain characters, cartoons, statements, words or pictures of an obscene, indecent, prurient or immoral character.

Section 17.54.270 Sign lighting.

All signs permitted in the business park zoning district shall be illuminated only by way of ground-mounted floodlighting or by means of low intensity backlighting. No neon or similarly illuminated signs shall be permitted. Attached, illuminated lighting for restaurant, hotel and motel uses in the BP-2 zoning district shall be reviewed and approved on an individual basis by the city council (with the recommendation of the planning commission and/or the building inspector).

Section 17.54.280 Preemption.

Should any provision contained in Sections 17.54.230 through Section 17.54.270 of this chapter conflict with any provision of the city sign code, (Chapter 15.44 of this code) the provisions contained in this chapter shall control and shall preempt and take precedence over the conflicting provision in the sign code.

Section 17.54.290 Street standards.

Street lighting shall be provided along the entire length of roadways within the Business Park Zoning District in accordance with uniform fixtures approved by the City Council (with the recommendation of the Planning Commission and/or the Building Inspector).