

## Section 4-1-B-19 BP-2, PLANNED MANUFACTURING DISTRICT.

- A. Purposes: The BP-2, Planned Manufacturing District is intended for high-quality planned industrial park environments and well-designed business centers or single-tenant facilities. Businesses in the BP-2 District may be of moderate- to high-intensity and shall be predominately light industrial in nature, which may include wholesaling, manufacturing and warehouse operations in addition to research and office uses. Ancillary retail sales may also be permitted in the form of small retail sales counters and planned limited use retail activities. While some low-to moderate-outward impacts may be associated with BP-2 District uses, businesses within the BP-2 District shall not create incompatible land-use relationships or hazards to surrounding areas. The District is intended to be applied in areas designated for business park development on the Comprehensive Plan's Future Land-Use Map. It is intended to promote the "business and industrial park" land-use planning principles of the *Comprehensive Plan*.
- B. Permitted Uses: The following uses shall be permitted in the BP-2 District:
1. Public Or Civic Uses:
    - Club or lodge
    - College or university
    - Cultural services
    - Daycare, limited, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article
    - Daycare, general, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article
    - Daycare, commercial, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article
    - Public park, subject to the supplementary use regulations of subsection 4-1-B-23-X of this Article
    - Public safety services
  2. Commercial Uses:
    - Adult business establishments, subject to the supplementary use regulations of subsection 4-1-B-23-B of this Article
    - Broadcasting studio
    - Business supply services
    - Construction sales and service, general, subject to the supplementary use regulations of subsection 4-1-B-23-T of this Article
    - Consumer repair services
    - Fitness center
    - Kennel, commercial, subject to the supplementary use regulations of subsection 4-1-B-23-F of this Article
    - Maintenance services
    - Medical or dental lab
    - Office
    - Research services

- Retail/service limited, business park, subject to the supplementary use regulations of subsection 4-1-B-23-K of this Article
- Self-service storage
- Vehicle and equipment repair, subject to the supplementary use regulations of subsection 4-1-B-23-S of this Article
- Vocational school
- 3. Industrial Uses:
  - Laboratories, analytical or experimental
  - Laundry service
  - Manufacturing
  - Printing and publishing
  - Wholesale and warehousing, limited and general
- C. Conditional Uses: (Rep. Ord. 3914, 5/18/1995)
- D. Special Uses: The following uses shall be permitted in the BP-2 District if reviewed and approved by the Governing Body in accordance with the procedures and standards of Article 1G of this Chapter:
  - 1. Public Or Civic Uses:
    - Aviation field or airport, subject to the supplementary use regulations of subsection 4-1-B-23-C of this Article
    - Church or place of worship, subject to the supplementary use regulations of subsection 4-1-B-23-R of this Article
    - Correctional facility
    - Utility
  - 2. Commercial Uses:
    - Medical or dental clinic, occupational, subject to the supplementary use regulations of subsection 4-1-B-23-G of this Article
    - Parking, commercial
    - Personal instruction subject to the supplementary use regulations of subsection 4-1-B-23-AC of this Article
    - Vehicle and equipment sales and rental, subject to the supplementary use regulations of subsection 4-1-B-23-W of this Article
  - 3. Industrial Uses:
    - Basic industry
    - Salvage yard
  - 4. Agricultural, Extractive, And Underground Uses:
    - Mining and quarrying, subject to the supplementary use regulations of subsection 4-1-B-23-H of this Article
    - Oil or gas drilling, subject to the supplementary use regulations of subsection 4-1-B-23-J of this Article
- E. Accessory Uses: Accessory uses shall be allowed in accordance with the standards of [Section 4-1-B-24](#) of this Article.
- F. Property Development Regulations: Each site in the BP-2 District shall be subject to the following property development regulations, as well as the planned development standards of [Section 4-1-B-27](#) of this Article, which shall prevail in those cases where no minimum or maximum property development standard is specified:

<b>Feature</b>	<b>Regulation</b>
Minimum district size	No set minimum
Maximum district size	No set maximum
Minimum setback from streets	50 feet
Minimum setbacks, other	30 feet
Maximum height	45 feet
Minimum open space	25 percent