

SEC. 10-1.1700 BUSINESS PARK DISTRICT (BP)

Sections:

Section 10-1.1705 Purpose.

Section 10-1.1710 Subdistricts.

Section 10-1.1715 Uses Permitted.

Section 10-1.1720 Conditionally Permitted Uses.

Section 10-1.1725 Lot Requirements.

Section 10-1.1730 Yard Requirements.

Section 10-1.1735 Height Limit.

Section 10-1.1740 Site Plan Review Required.

Section 10-1.1745 Minimum Design and Performance Standards.

SEC. 10-1.1705 PURPOSE.

The BP District is intended to provide for establishment of high quality business office parks in a campus environment at key locations within the Industrial Corridor.

SEC. 10-1.1710 SUBDISTRICTS.

None.

SEC. 10-1.1715 USES PERMITTED.

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the BP District as primary uses.
 - (1) **Administrative and Professional Offices/Services.**
 - (a) Administrative, executive and business offices (excluding check cashing).
 - (b) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing and related services.
 - (c) Business consultant offices.
 - (d) Design professions offices (engineering, architectural, drafting, etc.).
 - (e) Research, development, analytical and scientific offices.
 - (f) Manufacturers' representatives and sales offices.
 - (g) Headquarters or region-wide finance, insurance and real estate offices.
 - (h) Medical and dental clinics that provide services to workers in the surrounding areas, and nearby residents.
 - (i) Travel agencies.
 - (j) Publishing.
 - (2) **Other Uses.**
 - (a) Public agency facilities.

- (b) Restaurants, sports and fitness facilities/centers and other uses determined by the Planning Director to be compatible with and promoting business park/office development.

- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the BP District:

None.

SEC. 10-1.1720 CONDITIONALLY PERMITTED USES.

The following uses are permitted in the BP District subject to approval of a conditional use permit:

None.

SEC. 10-1.1725 LOT REQUIREMENTS.

	<u>Along Industrial Boulevard and West of Marina Drive</u>	<u>Along Marina Drive</u>
a. Minimum Lot Size:	1.0 acres.	3,500 square feet
b. Minimum Lot Frontage:	200 feet.	None
c. Minimum Average Lot Width:	200 feet.	None
d. Minimum Lot Depth:	200 feet.	None
e. Special Lot Requirements and Exceptions:	See Sec. 10-1.2720.	See Sec. 10-1.2720

SEC. 10-1.1730 YARD REQUIREMENTS.

- a. Minimum Front Yard: Same as Public Service Easements specified in South of Route 92 Specific Plan Development Guidelines. (40 feet along Hesperian Boulevard, 23.5-31.5 feet along Industrial Boulevard east of Marina Drive, 31.5 feet along Industrial Boulevard west of Marina Drive, and 33 feet along Marina Drive and all other streets)
- b. Minimum Side Street Yard: Same as Public Service Easements specified in South of Route 92 Specific Plan Development Guidelines. (33 feet along Hesperian Boulevard, Industrial Boulevard, Marina Drive and all other Streets)
- c. Minimum Side Yard: 25 feet.
- d. Minimum Rear Yard: 25 feet.
- e. Special Yard Requirements and Exceptions: See Section 10-1.2725.

SEC. 10-1.1735 HEIGHT LIMIT.

- a. Maximum Height Permitted: None
- b. Maximum Accessory Building Height: N/A
- c. Maximum Height for Fences/Hedges/Walls:
 - (1) Front and Side Street Yard: No fences or walls allowed.
 - (2) Side and Rear Yard: 6 feet.
- d. Special Height Requirements and Exceptions: See Sec. 10-1.2730.

SEC. 10-1.1740 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval is required before issuance of any building, grading, or construction permit within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards, guidelines.

SEC. 10-1.1745 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

This Section establishes design and performance standards that shall apply to the construction of office and commercial buildings and uses in the BP District.

a. **Parking.**

On-site parking shall be provided at 1 space per 250 square feet; compact spaces shall comprise no more than 30 percent of the total spaces.

b. **South of Route 92 Area.**

The development of BP zoned properties in the South of Route 92 planning area is also subject to the provisions of the South of Route 92/Oliver & Weber Properties Specific Plan and the Development Guidelines for the South of Route 92 Oliver/Weber properties. Proposed development must be designed in a comprehensive manner with compatible architectural styles and integrated pedestrian connections, parking areas, and open space amenities.
