

**Chapter 18.290**  
**BP BUSINESS PARK DISTRICT**

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**18.290.010 Statement of intent**

The zoning of property as BP, Business Park District, is intended to allow a mix of office, light industrial and limited retail and service uses in a planned business park setting. This district is a planned zoning district designed to provide for low-density, high-quality development with increased amenities and open space; consequently, in appropriate circumstances, property zoned BP may be located adjacent to residential uses.

(History: Ord. ZRR-1725; ZRR-1635)

**18.290.020 Permitted uses**

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered, except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.290.050:

- A. Any use permitted in District C-0 subject to the applicable development and performance standards.
- B. Display or catalog showrooms.
- C. Manufacturing, processing, fabricating or assembling of any commodity except junk or salvage.
- D. Warehousing, wholesaling or storage of any commodity except junk or salvage.
- E. Laboratories.
- F. Printing and publishing.
- G. Photographic processing facilities.
- H. Radio and television broadcasting stations.
- I. Motion picture production and distribution.
- J. Building and construction contractor services, including display areas.

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- K. Veterinary hospitals and clinics.
- L. Colleges and universities.
- M. Business and trade schools.
- N. Preschools and day care centers.
- O. Public parks, playgrounds and recreation areas.
- P. Public or private golf courses, tennis or other courts and swimming pools.
- Q. Convention centers.
- R. Auditoriums and conference facilities.
- S. Commercial pick-up and delivery services.
- T. Health or exercise clubs.
- U. Restaurants, not including drive-up or drive-through service.
- V. Furniture and home furnishings.
- W. Carpet and floor coverings.
- X. Paint and wallpaper.
- Y. Plumbing and electrical supplies.
- Z. Art galleries and studios.
- AA. Gymnastic and dance studios.
- BB. Research establishments of industrial, medical or scientific nature.
- CC. Sales and installation of cellular phones, stereos, radios and similar electronic equipment for vehicles.
- DD. The following uses are permitted provided the sales and display floor area shall not exceed 25% of the gross floor area of the main use, and in no event shall such areas exceed 7,500 square feet.
  - 1. Sales of commodities manufactured, processed, fabricated, assembled, warehoused or stored on the premises.

2. Business machines or office supplies; sales and repair.
3. Appliances; sales and repair.
4. Electronics; sales and repair.

EE. Post offices and Public Utility Administrative Offices.  
(History: Ord. ZRR-1865 §1,94; ZRR-1725; ZRR-1637)

**18.290.030 Height and area regulations**

The maximum height of buildings and structures and the minimum dimensions of lots and yards shall be as follows, except as otherwise provided in Chapter 18.420:

A. Maximum height:

1. Buildings -- 40 feet.
2. Structures other than buildings -- 100 feet, provided such structure is set back from all property lines a distance equal to or greater than its height.

B. Minimum setbacks:

1. All buildings or structures shall be set back a minimum of 50 feet from any public street right-of-way forming the peripheral property line of the business park.
2. All buildings or structures shall be set back a minimum of 30 feet from any internal street right-of-way.
3. All buildings or structures shall be set back a minimum of 75 feet from the property line of any residentially zoned property, where such property is already developed for residential use or is designated residential on the City's current Future Development Plan.
4. All buildings or structures shall be set back a minimum of 20 feet from any - peripheral property line other than a street right-of-way line or residentially zoned property.
5. All parking areas shall be set back a minimum of 30 feet from any street right-of-way.
6. All parking areas shall be set back a minimum of 30 feet from the property line of any residentially zoned property, where such property is already developed for residential use or is designated residential on the City's current Future Development Plan.

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7. All parking areas shall be set back a minimum of 10 feet from any peripheral property line other than a street right-of-way line or residentially zoned property.
8. All buildings, structures or parking areas shall be set back a minimum of 6 feet from the lot line of any lot within the business park where such lot line does not abut a street right-of-way or the property line of another property other than the business park property.

(History: Ord. ZRR-1865 §2,94; ZRR-1725; ZRR-1637)

### **18.290.040 Parking and loading regulations**

- A. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors and others who may spend time at the establishment during working hours. The number of such parking spaces shall be determined at the time of preliminary development plan approval, but in no event shall there be less than 3 spaces for each 1,000 square feet of total floor area or portion thereof shown on the plan, and in no event shall there be less than 3.8 spaces for each 1,000 square feet of total floor area for office and research buildings. A portion of such parking may, in the discretion of the Planning Commission or Governing Body, be deferred at the time of preliminary development plan approval.
- B. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way.
- C. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way.
- D. See Chapter 18.430 for additional requirements.

(History: Ord. ZRR-1865 §3,94; ZRR-1725; ZRR-1637)

### **18.290.050 Development and performance standards**

- A. The minimum parcel size of property to be rezoned District BP shall be 15 acres.
- B. All operations shall be conducted within a fully enclosed building.
- C. There shall be no outside storage of materials, products or equipment, other than in trash receptacles which must be completely screened utilizing the same building materials as the main building, unless such outside storage is specifically approved as part of the preliminary development plan.
- D. No use shall be permitted or so operated as to produce or emit from a vent, stack, chimney or combustion process any smoke darker than Ringlemann No. 1, except that smoke darker than Ringlemann No. 2 is permissible for a duration of not more than 4 minutes during any 8-hour period if the source of such emission is not located within 250 feet of residentially zoned property.

- E. No use may generate any ground-transmitted vibration in excess of .10 inches per second at the property line or in excess of .02 inches per second measured at any residential property line. These values may be multiplied by two for impact vibrations, i.e., discrete vibration pulsations not exceeding one second in duration and having a pause of at least one second between pulses.
- F. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or from high-temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on a public street shall not exceed one foot-candle (meter reading) as measured from the center line of the street. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed 0.5 foot-candles (meter reading) as measured from said property line.
- G. No heat from furnace processing equipment or other device shall be sensed at the lot line or property line to the extent of raising the temperature of air or materials more than 5 degrees Fahrenheit.
- H. No emission of air contaminants from any source within the boundaries of any lot or tract shall exceed emission rates established by the Kansas Secretary of Health and Environment pursuant to K.S.A. 65-3001 et seq., or amendments thereto, and any administrative regulations adopted thereunder.
- I. No odor shall be permitted at any lot line or property line exceeding the lowest amount set forth in Table III (Odor Thresholds) of Chapter 5, "Physiological Effects," of the Air Pollution Abatement Manual of the Manufacturing Chemists Association, according to the latest edition of such table for the compounds described therein. For compounds not described in Table III, odor thresholds may be established by methods indicated in Chapter 5 of the manual, and no odor shall be permitted at any lot line or property line exceeding the amount determined by the application of such methods.
- J. No activity shall be permitted that creates any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or which otherwise causes, creates, or contributes to the interference with electronic signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.
- K. The minimum landscaped open space ratio for the entire business park shall be .20.
- L. No loading dock shall be permitted to face any street unless a screening plan therefor is approved as part of final plan approval.

(History: Ord. ZRR-2285 §13, 2001; ZRR-1865 §4,94; ZRR-1725; ZRR-1637)

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