

12.22-7 BP-1 BUSINESS PARK DISTRICT (3/2/10)

(a) Primary Purpose and Characteristics

The purpose of the Business Park District is to provide for the development of business parks that are established in a campus like setting with landscaping and architectural amenities that create a sense of place and an aesthetically attractive and integrated planned development. It is intended that the business park district provide for the grouping and clustering of single- and multi-tenant professional offices, commercial uses, non-hazardous research and development facilities and high-technology manufacturing that functionally interact well together that are not intended to be opened to or visited by the general public. The business park district is intended to be located primarily on collector streets and arterial highways to provide for good accessibility. Development standards of this district are intended to provide compatibility with and protection to surrounding residential and commercial properties by minimizing traffic congestion, noise, glare, vibration, odors, airborne particulate, and toxic substances.

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Office of Planning and Zoning Administration pursuant to section 12.35 of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

(b) Principal Uses

1. Accounting, auditing, and bookkeeping services.
2. Architectural services.
3. Business/light industrial incubators
4. Commercial bakeries and trade and contractor's offices.
5. Computer programming and other software services.
6. Corporate headquarters, manufacturing offices, and sales and distribution centers.
7. Data processing
8. Drafting services or quick reproduction services.
9. Financial institutions
10. Food, beverage, and milk processing and soft drink bottling plants.
11. Laboratories (scientific, medical, chemical), applied physics, mechanical, electronic, biological, genetic or other similar experimental research, product development or testing facilities.
12. Light manufacturing and assembling of electronic components, precision instruments and devices.
13. Light manufacturing, assembling or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stones.
14. Light industrial plants such as required for production of millwork, machine tools, paper containers, light metal fabrication, and similar small industries.
15. Manufacturing and bottling of non-alcoholic beverages.
16. Office supplies.

17. Packaging, processing & assembly of confections, cosmetics, electrical appliances, foods (except garbage, fish and fish products, meat and meat products), instruments, jewelry, tobacco and toiletries.
18. Printing, lithographing, blueprinting, photocopying, and publishing establishments.
19. Processing or compounding and packaging of drugs and other medical and pharmaceutical products.
20. Professional offices which include the following professional and semiprofessional occupations: accountants, architects, attorneys, dentists, engineers, insurance agents, medical clinics, real estate agents, personal or family counselors, chiropractors, physical therapists, physicians, public secretaries, surgeons, or any other offices or professions which are of the same general character as the foregoing, but specifically excludes veterinarians, veterinary hospitals, animal grooming salons, dog kennels, and funeral homes.
21. Refrigerated warehousing.
22. Research and development offices and testing laboratories.
23. Scientific or engineering school facilities or institutions.
24. Scientific and precision instruments.
25. Telecommunication and call centers
26. Testing centers.
27. Travel agencies
28. Warehousing completely within an enclosed building, but specifically excluding self-storage facilities.
29. Vocational, trade, technical, or industrial schools.
30. Wholesalers and distributors.

(c) Accessory Uses

1. Off-street parking in conjunction with any permitted use in this district. Provisions for the parking of automobiles, provided that such provisions within 100 feet of a residentially zoned district shall be screened.
2. Associated retail sales or products manufactured or services provided, on the conditions that such accessory sales/services shall not exceed 25 percent of the building area and/or tenant area devoted to the principal use.
3. Independent uses that are customarily principal uses that provide support to businesses and employees of principal uses within the district, on the conditions that such uses shall not exceed 25 percent of the building area and/or tenant area devoted to the principal use. Examples of such are: office supply stores, copy centers, travel agencies, and daycare centers.
4. Small wind energy system
5. Solar energy system

(d) Conditional Uses

1. Utility substations
2. Large wind energy system
3. Parking structures

(e) Density and Dimensional Standards

1. Minimum tract size 35 acres

2. Minimum lot area 3 acres
3. Minimum lot width 150 feet
4. Minimum open space 25 percent
 - a. In the calculation of open space areas, the following shall be excluded: private lot areas, public or private street right-of-way, and railroad and utility rights-of-way.
 - b. Or if the local municipality has a more restrictive standard.

(f) Building Height and Area

1. No building or parts of a building shall exceed 60 feet in height.
2. No maximum or minimum building area shall be required due to the variety of uses within the district and the diverse building demands of each user.

(g) Yards

1. Street yard - not less than 65 feet from the right-of-way of all Federal, State Trunk or County Trunk highways; and not less than 40 feet from the right-of-way of all other roads.
2. Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water.
3. Side yard and rear yard - not less than 40 feet in width on each side of all structures 35 feet or less in height, and not less than 50 feet in width on each side of all structures greater than 35.

(h) Authorized Sanitary Sewer Systems

1. Public Sanitary Sewer
2. On-site sewage disposal absorption system
3. Holding tanks