

Sec. 3-30.1 BUSINESS PARK (Zone BP)

(a) *Intent.* This district is intended for locations that are not feasible for some light or heavy industrial development because of proximity to residential areas. The regulations for this district are intended to encourage development compatible with surrounding or abutting residential districts, with suitable open space, landscaping and parking areas. Consequently, development is limited to those administrative, wholesaling and manufacturing activities that can be carried on in a relatively unobtrusive manner.

(b) *Applicability.* All lands zoned BP shall be subject to the provisions of this section.

(c) *Uses Permitted.* The following uses are permitted within lands zoned BP:

- (1) Light industries, with related offices and showrooms, which manufacture, assemble, process, package, store and distribute small unit products such as optical devices, precision instruments, electronic equipment, toys and fishing tackle; and research facilities and laboratories, and the like.
- (2) Warehouse, warehouse-showroom or distribution uses.
- (3) Wholesale, business uses, only if affiliated with or accessory to light industrial, warehouse, warehouse-showroom, or distribution uses.
- (4) Corporate, professional and business offices.
- (5) Hospitals or hospital satellite facilities; and single-practice clinics not less than five thousand square feet in size.
- (6) Accessory uses, such as dining, daycare, and recreational facilities, as well as professional services such as copying centers, shipping offices, and computer services.
- (7) Limited retail sales allowed only as an accessory and minor activity accompanying each light industrial, warehouse, warehouse-showroom or distribution use.
- (8) Commercial radio, television and microwave transmission and reception facilities, including their accessory uses.
- (9) Communication antennas and communication towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code.

(d) *Use Limitations.* Uses (1) through (9) permitted under subsection (c) are subject to the following provisions:

- (1) Each must be conducted entirely within an enclosed building and include no outside storage or other similar activities.
 - (2) Each must not be dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion or emission of particulate matter or radiation.
 - (3) Each must be provided with off-street loading facilities that are located at the rear or side of the building and visually screened from any abutting public or approved private street or land with a residential zoning or land use designation.
 - (4) Accessory uses and limited retail sales may not be located in freestanding buildings. Each use of this type may not occupy more than 3,500 square feet, and the aggregate of these uses within a single business park may not exceed ten percent of the total square footage thereof.
 - (5) Notwithstanding the provisions of Article 7, signs along the street frontage are limited to the name of the business park and the management company, must be ground signs, and shall not exceed fifty square feet in size and seven feet in height. One directory sign is allowed for each building, at the building's main point of entry, and shall include only the name of the businesses and/or their suite or building numbers. Directory signs must be ground signs, may not exceed twenty-five square feet in size and five feet in height. Each business may have a wall sign not to exceed forty square feet. All signs must generally be similar in size, color, shape and in other aspects of appearance, to assist in providing a uniform theme for the development.
- (e) *Conditional Uses.* The following uses are permitted within lands zoned BP subject to the applicable provisions established in Sec. 20.3-5 for conditional uses:
- (1) Public assemblies.
 - (2) Land clearing debris disposal facilities (temporary).
 - (3) Residential dwellings.
- (f) *Uses Not Permitted.* Any use not specifically authorized in this section as a permitted use or a conditional use is not permitted within lands zoned BP.
- (g) *Density Requirements.* All developments within lands zoned BP shall have a maximum floor area ration (FAR) of fifty percent.
- (h) *Lot and Building Requirements.* The principal buildings, accessory structures and other uses shall be located so as to comply with the following minimum requirements:
- (1) Setbacks. All setbacks shall be measured from the lot line.
 - (i) Front: 20 feet
 - (ii) Side:
 - a. Abutting a residential or agricultural district: 30 feet
 - b. All others: 0 feet if structure meets the building code's fire resistance standards in Table 600; 15 feet if not constructed to the building code's fire resistance standards

- (iii) Corner lots: On corner lots, the setback from any street shall be the same as the setback from the street serving as the front street.
 - (iv) Rear:
 - a. Abutting a residential or agricultural district 30 feet
 - b. All others 20 feet
 - (v) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
- (2) Rear yard access. If the rear yard does not abut a public street, then alternate access to the rear yard from the front shall be provided. Access shall not be less than twenty feet in width and shall be unobstructed at all times.
- (3) Height limitation. The maximum height within the BP District is one hundred feet provided the development is no closer than 325 feet to any property line of land with a single-family zoning or land use designation. Where the proposed development is less than 325 feet from land having a single-family zoning or land use designation, an additional five feet of building setback for every one foot of building height over thirty-five feet shall be required. The Board shall have the authority to approve building height over one hundred feet in certain cases if it is determined that visual impacts will not negatively affect nearby properties. Increased construction standards shall apply for the additional height over thirty-five feet. Consult Table 500 of the building code.
- (4) Off-street parking. Parking shall be at the side or rear of buildings, although no more than two rows of parking and one driveway shall be allowed in front of buildings.
- (i) Waste Disposal and/or Material Storage. Where land zoned BP is adjacent to property of a residential or agricultural zoning or land use designation, no material storage, garbage containers or refuse shall be allowed nearer than twenty-five feet to such property. All waste storage and collection areas, refuse and recycling receptacles and similar uses shall be screened on three sides with a minimum six-foot high opaque fence or wall.
- (j) Required Plan Submittal. All developments within lands zoned BP shall be required to provide development plans in accordance with Article 2.
- (k) Landscaping, Screening and Lighting. All developments within lands zoned BP shall be required to adhere to the requirements in Article 6 concerning landscaping, screening and lighting and the following provisions:
- (1) Landscaping and visual barrier. Notwithstanding the provisions of Article 6, all portions of any lot not otherwise covered with natural cover, buildings, or parking lots shall be graded, drained and landscaped with trees, shrubs and planted ground cover. A visual barrier consisting of a thirty-foot landscaped area shall be required to buffer the development from an adjacent zoning or residential land use designation. Such landscaped area shall contain, at a minimum, a row of evergreen canopy trees which are not less than ten feet high at the time of planting, two-inch caliper, and are spaced not more than thirty feet apart on center. The trees are to be planted within ten feet of the property line. A masonry wall, architecturally finished on all sides, must also be constructed within the buffer area. Such wall shall be a minimum height of six feet and, if a block wall, shall be painted on all sides. Turf grass, low growing evergreen plants, or evergreen ground cover must be planted and maintained over the balance of the buffer area. If the right-of-way may not be utilized for trees due to utility location, then such trees may be planted as close to the front property line as possible.

- (2) Lighting and utilities. Only shaded light sources shall be allowed and shall be used to illuminate signs, facades, buildings, parking and loading areas. Lights shall be arranged to eliminate glare from roadways and streets, and shall be directed away from properties lying outside the district. Shaded light sources are lighting elements shielded with an opaque shade to direct the light. Any outdoor lighting, other than security, shall be turned off by 10:00 PM. No neon lights, intermittent, or flashing lights or such lighted signs shall be allowed. All telephone lines shall be placed underground. Secondary electrical distribution lines serving individual installations shall be placed underground. Other high voltage electric lines may be placed underground or on poles, provided that poles are located on private property and have provisions for street lighting brackets. Where underground electric distribution is utilized, transformers shall be placed on the ground and contained in pad mounts, enclosures or vaults. Where enclosures or vaults are used, the construction and design shall be compatible with the primary building. The developer must provide landscaping with shrubs and plants to screen pad-mounted transformers except for the area in front of the transformer door opening. Small 15KVA transformers may be pole mounted for limited low-power use where circuitry through a pad mount or vault is not available.