

3.19 "BP" – BUSINESS PARK

A. PURPOSE

This district is intended to provide for and encourage primarily large-scale office uses, some light industrial uses and public uses, while insuring that such activities will have minimal impacts on the surrounding districts.

B. PERMITTED USES

1. Governmental services, public utility offices and exchanges, excluding storage or repair services
2. Governmental office buildings and grounds, including service and maintenance facilities
3. Business and professional offices, banks and similar
4. Professional services including call centers, research and development, high tech businesses
5. Medical and dental laboratories
6. Business, trade, dancing, art, music, and other similar educational facilities
7. Small engine repair and similar shops where all work is done inside enclosed walls of a building
8. Indoor and outdoor sales of nursery stock
9. Public utility buildings, structures, or appurtenances thereto for public service use
10. Hotels
11. Churches and similar places of worship
12. Radio and television studios and all attached commercial broadcasting and receiving antennas
13. Indoor commercial recreation establishments
14. Indoor theaters, assembly halls, ballrooms and lodges
15. Headquarters buildings or charitable, philanthropic and welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature
16. Veterinary clinic and animal hospitals, when in a closed building
17. Contractor yards, lumber yards and building supplies where all material is stored indoors, or outside storage is less than six (6) feet in height and the outside storage area is surrounded by a six (6) foot high sight-obscuring fence
18. Printing and publishing
19. Commercial greenhouses and accessory uses, including onsite sales
20. Wholesale establishments
21. Light manufacturing
22. Packaging companies
23. Warehouses
24. Welding and machine shops
25. Public safety and law enforcement facilities
26. Parks and open space
27. Business incubators

C. CONDITIONAL USES (Conditional Use Permit Required)

1. New and used automobile sales including light truck, and recreational vehicle sales

2. New and used heavy truck and agricultural equipment sales
3. Industrial equipment sales
4. Contractor yards and building supplies with outside storage over six (6) feet in height (See Subsection 3.15 E. 7.)
5. Mini-storage buildings and storage facilities, including the storage of recreational vehicles, boats and other operable vehicles
6. Outdoor commercial recreational facilities
7. Municipal water production and storage facilities, public sewage treatment plants, public facilities for the collection, transfer and disposal of solid wastes
8. Public facilities such as libraries, museums and similar facilities
9. Public schools and playgrounds
10. Public recreational facilities and convention center
11. Colleges and universities
12. Hospitals and other medical/dental offices and clinics
13. Large scale retail uses
14. Commercial indoor kennels
15. Bottling operations
16. Microbrewery, microdistillery
17. Restaurant and eateries

Customary accessory buildings and structures are permitted, provided they are incidental to a permitted use.

Because no list of uses can be complete, the interpretation of whether a use not specified is consistent with the intent of this zoning district and may be allowed as a conditional use or, where discretion is allowed, a permitted use shall be rendered by the Zoning Administrator with appeal to the Board of Adjustment.

D. PROHIBITED USES

1. Quarries and mines
2. Feed lots
3. Automobile salvage yards/junkyards/storage yards
4. Commercial outdoor kennels
5. Medical marijuana dispensary
6. Medical marijuana off-site cultivation and infusion facilities
7. Heavy manufacturing such as automobile manufacturing plants
8. Slaughterhouses
9. Refineries
10. Hot mix, batch plants, concrete plants, and similar uses
11. Vehicle Motor Sports Facilities
12. Airports
13. Any industry with excessive water usage and no recharge to the aquifer
14. "Dirty" industries that emit excessive particulates or other pollution
15. Extremely noisy industries
16. Underground liquid petroleum retail and wholesale distribution facilities, including fueling stations

17. Agricultural and farming uses
18. Drive-thrus
19. Residential uses

E. PROPERTY DEVELOPMENT STANDARDS

1. Minimum Development area: 20 acres. May be comprised of one lot or multiple lots, planned in a coordinated, cohesive manner. All lots must be served by a water and sewage disposal system approved by the Town of Chino Valley.
2. Perimeter of overall development must maintain a 50 foot setback from all other districts.
3. Internal Minimum Lot Frontage (must be Right of Way): None
4. Internal Minimum Rear and Side-Yard Building Setback: None
5. Internal Minimum Front Yard Building Setbacks: 50 feet
6. Maximum Building Height: 35 feet maximum permitted, taller than 35 feet may be approved as a conditional use permit
7. Maximum Lot Coverage: None
8. Outdoor Storage: All outdoor storage shall be screened with a six (6) foot screening fence, as permitted.

F. PARKING STANDARDS

1. Uses in the BP District shall use section 4.22.5.E. JOINT USE PARKING FOR PAD in determining required number of parking spaces.
2. All other appropriate regulations of section 4.22 OFF STREET PARKING AND LOADING will apply to uses in the BP District.

G. PERFORMANCE STANDARDS

The sum total of the effects of concurrent operations on two or more lots should not be greater or more offensive to the senses than the standards contained herein. Compliance with the provision of these performance standards by single or mutual changes in operational levels, scheduling of operations, and other adjustments is permitted.

1. BUILDING ENCLOSURES: Every use permitted in the BP district shall be operated in its entirety within a completely enclosed building or within an area enclosed on all sides by a solid noncombustible fence or wall, as regulated by this ordinance, provided further, that no goods, material, or objects shall be stacked higher than the fence or wall. All fences and walls shall be built in accordance with Section 4.8.
2. LANDSCAPING: In the BP district, all required yards shall be landscaped in compliance with UDO Section 4.26 LANDSCAPE REQUIREMENTS.
3. NOISE: For the purpose of measuring the intensity and frequencies of a sound, a sound level meter and an octave band analyzer shall be employed that conforms to specifications published by the American National Standards Institute (specifications for Sound Level Meters S1.4 - 1971, or the latest edition of such standards, shall be used). In the enforcement of the regulation, noises produced by the operation of motor vehicles or other transportation facilities shall not be included in determining the maximum permitted decibel level. In the BP District, the sound pressure of noise radiated continuously from any activity shall not exceed the value given in Tables 1 of this section, in any octave band frequency at any point on or beyond any lot line. If the use

adjoins a residential district, the maximum sound pressure level at any point on the district boundary shall be reduced by six (6) decibels from the maximum listed in Table 1. Industrial noise shall be muffled so as not to become objectionable due to intermittence, beat, frequency, or shrillness.

4. ODOROUS MATTER: No emission of odorous matter shall be allowed in excess of ambient air quality standards, as set forth by regulations adopted by the Arizona Department of Environmental Quality.
5. HUMIDITY, HEAT OR GLARE: In the BP district, any activity producing humidity, in the form of steam or moist air, or producing heat or glare, shall be carried on in such a manner that the steam, humidity, heat, or glare is not perceptible at or beyond any residential or commercial district boundary. Detailed plans for the elimination of humidity, heat, or glare may be required before the issuance of a building permit.
6. VIBRATION: Vibrations shall be measured at the lot line. No vibration is permitted which is discernible to the human sense of feeling for three (3) minutes or more duration in any one (1) hour.
7. EMISSIONS AND OPEN BURNING: No emission of particulate matter, sulfur, compound, carbon monoxide, hydrocarbon, nitrogen oxide, and open burning shall be allowed in the BP District.
8. STORAGE: In the BP Zone, the storage of materials, supplies, and products on the property outside the building, constructed thereon is permitted at the rear of the property providing that the storage of materials, supplies, and products are within an area enclosed on all sides by a solid noncombustible fence or wall at least six (6) feet in height, provided further that no goods, materials, or objects shall be stacked higher than the fence or wall.
9. WASTE: No waste material or refuse shall be dumped upon, or permitted to remain upon, any part of the part of the property outside of the buildings constructed thereon. All sewage and industrial waste shall be treated and disposed of in such a manner so as to comply with the standards of the appropriate authority. All plans for waste disposal facilities shall be required before the issuance of any building permit.
10. FIRE AND EXPLOSIVE HAZARDS: Storage, utilization, or manufacture of solid materials which requires free burning and intense burning may be allowed, provided that said materials or products shall be stored, utilized, or manufactured within completely enclosed buildings having incombustible walls and protected throughout by an automatic fire extinguishing system and in accordance with Standards of American Insurance Association for Storage, Handling, and Use of Flammable Liquids, "American Insurance Association", Pamphlet No. 30, June 1959, or any subsequent revision or amendment thereto.

TABLE 1
MAXIMUM PERMISSIBLE SOUND PRESSURE LEVEL (DECIBELS)
AT SPECIFIED POINTS OF MEASUREMENT FOR NOISE RADIATED
CONTINUOUSLY FROM A FACILITY

OCTAVE BAND
(CYCLES PER SECOND)

SOUND PRESSURE LEVEL
(DECIBELS)

20-75	69
75-150	54
150-300	47
300-600	41
600-1,200	37
1,200-2,400	34
2,400-4,800	31
4,800-10,000	28
10,000-20,000	26
20,000-30,000	25
30,000-40,000	24
40,000-50,000	23

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