

**5.11 B-4 Planned Business Park District.**

No building or use shall hereafter be established or enlarged within the B-4 Planned Business Park unless it conforms to the following regulations:

a. Permitted Uses.

- (1) B-4A Planned Business Park Office and Light Industrial: Business offices.
- (2) B-4C Planned Business Park Commercial: Business offices.
- (3) B-4G Planned Business Park Governmental: Governmental and cultural uses, such as fire and police stations, community centers, libraries, parks, playgrounds, and museums.

b. Conditional Uses. See Section 6 for specific conditional uses and conditions.

c. Lot Size Requirements. Minimum lot width: 200 feet.

d. Building Bulk Limitations.

- (1) Maximum building height: Thirty-five feet (35').
- (2) Maximum lot coverage: Forty percent (40%).

e. Nuisance Restrictions. No operation, process, or other use or activity on said property shall produce noise, light, odors, smoke, vibrations, heat, industrial waste, or other external nuisances in excess of the limits defined in the Town Code.

f. Special Use. Any activity causing or resulting in electro-mechanical or electro-magnetic disturbance or radiation shall require a written application to and the approval by the Town.

g. Intent of District Restriction and Use. The use in this district is intended to provide for clean and quiet light manufacturing and office business uses creating low density traffic.

h. Setbacks from Property Lines.

(1) Front Yard Setback. No part or portion of any building shall be erected, constructed, or extended nearer than thirty feet (30') to the front lot line of any parcel. Parking or storage of automobiles or other vehicles, materials, products, or equipment shall be prohibited within this thirty foot (30') setback area. The thirty foot (30') setback shall be entirely graded and sodded or seeded between side lot lines and from the road shoulder to the building face in a manner that will produce and planting beds for flowers, groundcover, shrubs, trees, or combinations thereof. All driveways shall be surfaced with hot-mixed asphalt concrete or portland cement concrete from the Town street surface to the front building face. All walks shall be of portland cement concrete. All such landscaping, drives, and walks shall be completed within one (1) year of the time construction of the principal building has been completed.

(2) Side Yard Setback. No part or portion of any building shall be erected, constructed, or extended nearer than twenty-five feet (25') to any interior lot line of any parcel within the Business Center. The use and treatment of all side yard areas shall be in accordance with the provisions of Paragraph h (1) above. Parking, material storage, loading docks, and vehicular circulation shall be

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(3) prohibited within this twenty-five foot (25') setback.

Rear Yard Setback. No part or portion of any building shall be erected, constructed, or extended nearer than twenty-five feet (25') to any rear lot line. Those lots abutting a residential zoning district shall have a fifty foot (50') rear yard setback.

- i. Construction Materials. All buildings or structures shall be designed using not more than three exterior wall facing materials (not including glass and trim) for all elevations. Exterior gutter and down spout roof drainage systems will be permitted only on sides and backs of buildings.  
Facade treatments must be compatible with Park Center standards and aesthetically appropriate. All designs must be submitted to the Town for review and approval by the Park Commission in conformance with B-4 zoning designation for the Park.
- j. Easements Required. Easements for utilities shall be provided as follows:
- (1) Front Yard. A fifteen foot (15') easement adjacent to the roadway shall be provided in the front yard setback.
  - (2) Rear and Side Yard. A fifteen foot (15') setback shall be provided on the rear lot line and/or eight feet (8') along the side yard as directed by the Town.
- k. Highway Access. No direct access to State Trunk or County Highways shall be allowed. All ingress and egress shall be made to interior Park roads.
- l. Sewer Required. All structures must be served by municipal sewer.