

## ARTICLE 600 - BUSINESS PARK DISTRICTS

### Statement of Intent

In addition to the general goals listed in the Preamble, the districts established in these regulations are intended to achieve the following:

To provide sufficient space, in appropriate locations, to meet anticipated future needs for mixed use development in planned business parks.

To provide adequate standards to regulate large-scale mixed use development in the Borough to ensure compatibility, suitability and economic viability of such projects.

To strengthen the local and regional economic base, to conserve the value of land and buildings and to protect adjacent residential properties.

### SECTION 601      B-P BUSINESS PARK DISTRICT

#### Specific Intent

In addition to the general goals listed in the Preamble and the Statement of Intent, it is the purpose of this Section to promote opportunities for integrated development of compatible warehousing, light manufacturing and office uses and related supporting facilities and activities in an appropriate location within the Borough. It is the further purpose of this Section to protect adjoining zoning district classifications and to provide minimum standards which will encourage compatible development and minimize impacts on adjacent properties and the regional highway system.

#### 601.1      Use Regulations

##### a.      Uses by Right

In the B-P Districts, land, buildings or premises shall be used by right for only one or more of the following:

##### 1.      Principal Uses:

- (a)      Business Offices
- (b)      Research and Development
- (c)      Warehousing

- (d) Distribution Plant, including parcel delivery
- (e) Wholesaling
- (f) Financial Institution
- (g) Restaurant
- (h) Retail Sales, related only to uses authorized in this District
- (i) Medical Clinic
- (j) Essential Services
- (k) Light Manufacturing, including the following permitted uses, subject to the Performance Standards of Section 904 of this Ordinance:
  - (1) Manufacture and/or assembly of small appliances, electrical or mechanical instruments, musical or precision instruments;
  - (2) Manufacture, compounding, processing, bottling, packaging or treatment of such products as: bakery goods, beverages, confectionaries, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries and food products (except fish, sauerkraut, pickles, vinegar, yeast and the rendering of fats and oils);
  - (3) Manufacture, compounding, assembling or treatment of such articles of merchandise from the following previously prepared materials: bone, concrete products, cellophane, canvas, cork, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper and paperboard, plastic, semi-precious or precious metals or stones, marble, metals, shell, straw, textiles, wood, yarn or paint.
- (l) Communications antennas mounted on an existing building or existing public service corporation facility storage or transmission tower, subject to Section 906.
- (m) Communications antennas mounted on an approved communications towers, subject to Section 906.
- (n) Timber Removal, subject to Section 909

2. Accessory Uses:

- (a) Employee cafeteria or dining room.
- (b) Administrative activities and business offices incidental to the authorized principal uses in this District.
- (c) Accessory buildings and uses customarily incidental to the uses authorized in this District.

b. Conditional Uses:

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed below.

1. Principal Uses:

- (a) Communications Tower, subject to Section 907.
- (b) Motel or Hotel, subject to Subsection 1004.19.
- (c) Helipads, subject to Subsection 1004.13.
- (d) Oil and Gas Drilling, subject to Subsection 1004.35.
- (e) Transitional Dwelling, subject to Subsection 1004.12

c. Uses By Special Exception:

The following uses shall be permitted by the Zoning Hearing Board in its sole discretion following review by the Planning Commission, subject to Subsection 1106.1 of this Ordinance and the following express standards and criteria:

1. Principal Uses:

- (a) Comparable uses not specifically listed, subject to Subsection 1004.5.

2. Accessory Uses:

- (a) Watchman's Facilities, subject to Subsection 1004.34.

601.2

Area and Bulk Regulations

- (a) Site Size 5 acres minimum
- (b) Lot Size 20,000 square feet minimum
- (c) Lot Width 100 feet minimum
- (d) Lot Coverage 40% maximum
- (e) Front Yard 50 feet minimum
- (f) Side Yard:
  - Adjoining Residential 100 feet minimum
  - Interior Lots 20 feet minimum\*
  - All Others 50 feet minimum

\*Exception: When buildings are built across lot lines, the minimum side yard shall be 0 feet, provided the lot line coincides with a common wall between buildings under different ownership.

- (g) Rear Yard:
  - Interior Lots 20 feet minimum
  - Adjoining residential 100 feet minimum
  - All Others 50 feet minimum
- (h) Distance Between Buildings 20 feet minimum
- (i) Height of Building 50 feet maximum
- (j) Distance Between Points of Ingress/Egress to a Highway 300 feet minimum

601.3

Off-street Parking Regulations

As required by Subsection 902.6 of this Ordinance.

601.4

Off-street Loading Regulations

a. Standards:

As required by Subsection 902.7 of this Ordinance.

b. Requirements:

Required off-street loading spaces for new construction, enlargement or change in use for all uses which receive deliveries by tractor trailer shall conform to the following:

All Principal Uses

Floor Area of Building	Requirement
Up to 20,000 s.f.	1
20,000 - 50,000 s.f.	2
50,000 - 80,000 s.f.	3
Over 80,000 s.f.	3 plus 1 for each additional 100,000 s.f. or fraction thereof.

601.5 Design and Performance Standards

As required by Sections 904 and 905 of this Ordinance.

601.6 Procedure for Approval

Uses in the B-P District shall be subject to approval of a Land Development Plan if required by the Borough of Jefferson Hills Subdivision and Land Development Ordinance.