

BUSINESS AND INDUSTRIAL PARK DISTRICT (BIPD).

(1) Purpose and Intent

Provide lands for and encourage the development of technological/industrial parks which will accommodate certain light industrial, technological, professional offices and other similar activities. Building massing should be sensitive to human scale. High standards of architecture, landscaping and site planning are encouraged. Aesthetic goals of the district include a park-like appearance, good architecture, clean uses, and avoiding large areas of parked trucks and equipment. These areas should be developed so as to recognize the impact on surrounding or adjacent development and contribute to the overall image of the community. Compatibility with adjacent land uses and zoning is required. It is the intent of this district to:

- (a) Provide a planned business and industrial park environment;
- (b) Assure control over the physical and visual design of the city's employment areas;
- (c) Provide flexibility to respond to the needs of local business without adversely impacting adjacent development or neighborhoods;
- (d) Provide for major development opportunity for economic development prospects.

(2) Permitted And Conditional Uses

The following are types of uses that are permitted in this district, without a conditional use permit.

- (a) Administrative, Executive, and Business Offices. No retail except by conditional use permit and if it is an ancillary to the primary use.
- (b) Professional Offices for Accounting, Architectural, Engineering, Law, etc.
- (c) Research and development offices.
- (d) Warehousing/Distribution facilities including corporate sales offices of 50,000 square feet or less. Larger allowed by conditional use permit.
- (e) Light Manufacturing.
- (f) Light Industrial.
- (g) Other uses by conditional use permit.

(3) Dimensional Requirements

- (a) Minimum Lot Area: 3 acres
- (b) Minimum Lot Width: 100 feet
- (c) Minimum Lot Depth (No requirement)

(d) Minimum Setbacks

Street:	25 feet
Sides:	10 feet
Rear*:	25 feet

** Special Condition for Arrow Ridge Business Park lots west of Roosevelt Street: A vegetative buffer is required between uses in the business and industrial park and other land uses such as residential. No development other than landscaping is allowed within the required rear yard setbacks.*

(e) Maximum Building Height: 35 feet *

*Applications for buildings higher than 35 feet will trigger a conditional use permit process. The height must conform with all Federal Aviation Standards to be considered.

(f) Lot Coverage

85% Impervious Surface (Maximum)
15% Green space (Minimum)

Impervious surfaces are defined as "roads, streets, sidewalks and other paved areas, buildings (excluding overhangs), decks, terraces, and patios, incidental outside storage or any other material that would prevent water from percolating into the ground.

(4) **Special Conditions**

- (a) Private wastewater treatment plants associated with any permitted uses, subject to the conditions in subsection 16.14 (2).
- (b) Wastewater pretreatment facilities associated with any permitted use, subject to the conditions in Section 16.14 and any such additional requirements from subsection 16.14 (2) that the Zoning Administrator or Plan Commission shall require upon review of an application under Section 16.14.

(5) **Plans and Specifications.**

All plans submitted are required to conform with Section 18 of the City of Lancaster Ordinance.

- (a) No buildings, fence, wall, sign, advertising device, roadway, loading facility, outside storage facility, parking area, site grading, planting, landscaping, facility or plant for industrial waste or sewage disposal, nor any other improvement shall be commenced, erected or constructed, nor shall any addition thereto or change or alteration therein be made (except to the interior of a building), nor shall any

change in the use of any premises be made, until the plans and specifications therefore, showing any nature, kind, shape, heights, materials, color scheme, lighting and location on the lot of the proposed uses or change in the use of the premises, shall have been submitted to and approved in writing by the Zoning Administrator. A copy of plans and specifications as finally approved shall be filed permanently with the Zoning Administrator. The Zoning Administrator shall have the right to refuse to approve any such plans or specifications or proposed use of the premises for any reason which the Zoning Administrator, in its sole discretion may deem in the best interests of the park and the owners or lessees or prospective owners or lessees of other properties therein.

- (b) Construction and alteration of all improvements in the park shall be in accordance with the requirements of all applicable Building, Zoning and other Codes and Regulations.
- (c) No site shall be less than 3 acres in area.
- (d) No spoil excavated or dug on the park premises shall be removed from the area of the park and if the owner of any lot has any excess of such spoil excavated during construction, it shall be deposited at such location within the park as the Zoning Administrator shall in writing designate. However, the owner of the lot from which such spoil is removed shall not be responsible for the leveling thereof on any area so designated for depositing the excess spoil beyond or outside of the boundaries of the owner's lot. Spoils which are not needed in the park may be removed upon the written approval of the Zoning Administrator on a case by case basis.
- (e) Architectural review by the Zoning Administrator will take into account the appearance of all buildings, parking areas and storage areas as viewed from U.S. Highway 129, Lincoln Ave, County A, and Elm Street.

(6) Development Standards

(a) **Signage**

1. Signs may be attached to the building or monument signs. No pole or freestanding signs shall be permitted.
2. Tenant identification signs shall be located near entries to the building and shall be in scale with the design of the building and entryway.
3. Only one (1) monument sign per street frontage of the development shall be allowed. If a business has a corner lot two signs will be permitted. With approval of the Zoning Administrator, additional signs will be allowed when they are for informational purposes such as "Truck Entrance" "Shipping/Receiving Entrance" etc. Additional signs should conform to MUTCD Sign Standards. Most informational signs have an average size of 24 inches x 30 inches.

4. Monument signs displaying the tenants names shall be limited to eighty-five (85) square feet per face and fifteen (15) feet in height.
5. Wall signs displaying the tenants name shall be limited to eighty-five (85) square feet.
6. All signage shall be setback a minimum of five (5) feet from any right-of-way or lot line.
7. Signs may be internally or externally illuminated. If signs are externally illuminated, the applicant and/or property owner shall provide documentation showing that the exterior illumination does not create glare on residential properties, adjacent rights-of-way, or adjacent properties.
8. No rotating or flashing signs will be permitted.

(b) Parking and Vehicular Access

All present and future vehicular parking, including trucks, trailers, employee and visitor parking shall be provided on the premises and shall comply with all the provisions of the applicable Lancaster City Zoning regulations. No on street parking will be permitted. All parking areas are to be paved and to provide dust-free, all weather surfaces. No parking areas may be within the building setback lines, with the following two exceptions:

1. Office employee and visitor parking may be permitted within the side yard setback, subject to approval of the Plan Commission. Infringement on the rear yard setback requirement will only be allowed on internal lots within the business park. Parking is allowed in the front of building. Encroachment on the front setback will be considered with a conditional use permit.
2. Lots bounded by more than one road may have parking areas within the building setback lines along roads other than the one on which the building fronts, subject to approval of the Plan Commission. Whichever way the building faces will determine the front yard setback requirements.

(c) Building Façade and Building Design

1. Seventy-five percent (75%) of front facade of all buildings shall consist of non-metallic surfaces such as wood, stone, rock, brick, or glass. Twenty-five percent (25%) of all other facades shall consist of non-metallic surfaces such as wood, stone, rock, brick, or glass. Except for front facades, side walls designed to be expandable shall be exempt from the requirement until such time as the wall is no longer designed for or expected to be expanded. Expandable side walls need to be indicated on the site plan in order to be exempt from the above requirements.

2. All elevations of the building shall be designed in a consistent and coherent architectural manner.
3. All electrical and air conditioning structures, including towers and air handling units, regardless of location and whether on the roof or otherwise, shall be concealed by landscaping or by decorative screening materials which form an integral part of the design.
4. No building shall be resurfaced without approval of the Plan Commission.

(d) Landscaping.

1. The front yard setback area of each site shall be landscaped with an effective combination of street trees, trees, ground cover and shrubbery. Similar landscaping is encouraged in all setback areas that are unpaved areas not utilized for parking.
2. Undeveloped areas proposed for future expansion shall be maintained in a weed-free condition. As required by the City of Lancaster Ordinances all grass must be mowed to less than 12" in height. In the Arrow Ridge Business Park, an exclusion will be made for agricultural crops.
3. Areas used for parking shall be landscaped and/or fenced in such a manner as to interrupt or screen said areas, not 100% opaque, from view from access streets, and adjacent properties. Fence materials need to be approved by the Plan Commission. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees approved by the Director of Public Works. .

(e) Loading and Outside Storage

1. All dumpsters shall be screened with material in the same architectural style of the building on the property. Dumpsters shall be screened from all residential areas, rights-of-way or adjacent properties. No refuse collection areas are permitted between a frontage street and building line.
2. Loading bays shall also be screened, but can be screened with any combination of walls, berms, and/or landscaping.
3. The incidental storage of all outside materials shall be screened from all residential properties, rights-of-way, or adjacent property. The type of screening shall be in the same architectural character of the building on the property, or with a combination of walls, berms, and/or landscaping.
4. No loading shall be allowed which is directly visible from U.S. Highway 129, Lincoln Avenue, Elm Street, or County A. Street side loading shall be allowed provided the loading dock is set back a minimum of seventy

(70) feet from the street right-of-way line. Said loading area must be screened from view from adjacent streets with materials approved by the Zoning Administrator.

5. All outdoor storage and loading docks shall be visually screened from access streets, U.S. Highway 129 and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height but need not be opaque above that point. Outdoor storage shall be meant to include parking of all company-owned and operated motor vehicles, with the exception of passenger vehicles. No storage or loading docks shall be permitted between a frontage street and the building line.
6. No materials, supplies or products shall be stored or permitted to remain on the premises outside a permanent structure without the prior written consent of the Zoning Administrator.
7. Accessory structures are prohibited.

(f) **Maintenance**

1. Each lot owner shall at all times keep his premises, buildings, improvements and appurtenances in a safe, clean, neat and sanitary condition and shall keep all grass, trees, shrubbery in good appearance at all times and shall comply with all laws, ordinances and regulations pertaining to health and safety. Each lot owner shall provide for the removal of trash and rubbish from his premises. If lot owner fails to comply with these requirements, the City will perform the work and assess a charge normal to the activity.
2. During construction, it shall be the responsibility of each lot owner to insure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner. Proper erosion control during construction shall be maintained.
3. The lot owner and prime contractor(s) shall control soil and water loss so as to prevent damage to other properties and structures in the industrial park and beyond.

(7) **Performance Standards.** Any use in the Lancaster Industrial Park shall comply with the following regulations:

1. Noise. At no point on the industrial park boundary nor beyond property lines of individual lots within the district shall the sound level of any individual operation or level exceed the limits shown in the following table:

Frequency Cycles per Second	Maximum Sound Level - Decibels
0-75	70
75-150	67
150-300	59
300-600	52
600-1,200	46
1,200-2,400	40
2,400-4,800	34
Over 4,800	32

Frequencies and sound levels shall be measured with an Octave Band Analyzer and Sound Level Meter which comply with the USA Standards prescribed by the United States of America Standards Institute.

All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, heat frequency, impulse character, periodic character or shrillness.

2. Air Contaminants. No smoke, soot, flash, dust, cinders, dirt, noxious or obnoxious acids, fumes, vapors, odors, toxic or radioactive substance, waste or particulate, solid, liquid or gaseous matter shall be introduced into the outdoor atmosphere alone or in any combination, in such quantities and of such duration that they would interfere with the safe and comfortable enjoyment of life or property or any use permitted in this industrial park.

The limits on emission for particular contaminants shall be determined and enforced as provided for under the NR 154.02, Wisconsin Administrative Code.

3. Liquid and Solid Waste. Any disposal of wastes on the property shall be done in such a manner that it will conform to the regulations of this section. No wastes shall be discharged into a storm sewer or roadside ditch or drainage area except clear and unpolluted water. All liquid waste shall be in conformance with Sections ILHR 81-85 and ILHR 10 of NR 125.01, Wisconsin Administrative Code.
4. Electrical Emission. There shall be no electrical emission beyond the property line which would adversely affect any other use or adjacent property owners to the industrial park.
5. Glare and Heat. There shall be no reflection or radiation, directly or indirectly, or glare or heat beyond the property line if it would constitute a nuisance, hazard or be recognized by a reasonable person as offensive. Provided, however, that nothing in this section shall prohibit night illumination of a property within the district.

6. Vibration. There shall be no operation or activity which would cause ground transmitted vibrations in excess of the limits set forth below beyond the boundary of this industrial park, under any conditions, nor beyond the property line if it would adversely affect any other use within the industrial park.

Frequency Cycles Per Second	Maximum Permitted Displacement Along Subdivision Boundaries (In Inches)
0-10	.0008
10 to 20	.0005
20 to 30	.0002
30 to 40	.0002
40 and Over	.0001