

**ORDINANCE No. 2018-17**

**AN ORDINANCE CREATING A BP BUSINESS PARK DISTRICT**

The Village Board of the Village of Bristol, Kenosha County, Wisconsin, do ordain as follows:

**SECTION I. RENUMBERING AND ADOPTION OF PROVISIONS.**

Sections 13-1-104 through 13-1-111 of the Village of Bristol Code of Ordinances are renumbered to be Sections 13-1-105 through 13-1-112 respectively and a new Section 13-1-104 is adopted to read as follows:

**Sec. 13-1-104 BP Business Park District.**

(a) **Primary Purposes and Characteristics.**

- (1) The BP Business Park District is established to provide for the development of business parks that are designed to provide a campus-like setting with landscaping and architectural amenities that create a sense of place and an aesthetically attractive and integrated planned development. It is intended that the BP District provide for grouping and clustering of single and multi-tenant professional offices, commercial uses, non-hazardous research and development facilities and high-technology manufacturing that functionally interact well together. The BP District is intended to be located primarily on collector streets and arterial highways to provide for good accessibility. Development standards of the BP District are intended to provide compatibility with and protection to surrounding residential and commercial properties by minimizing traffic congestion, noise, glare, vibration, odors, airborne particulate, and toxic substances.
- (2) It is recognized that it is neither possible nor practicable to list all of the permitted, conditional, and accessory uses which are compatible with those listed below due to the diversity of business and office uses; therefore it is intended that the following lists of permitted, conditional, and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular permitted, conditional, or accessory use in this Section shall have the right to file a petition with the Zoning Administrator pursuant to Article N of this Chapter for a determination as to the similarity of the intended use with the permitted, conditional, or accessory uses listed below.

(b) **Permitted Uses.** The following are permitted uses in the BP Business Park District:

- (1) Accounting, auditing, and bookkeeping services.

- (2) Ancillary retail sales and service operations provided that such sales or services shall not exceed thirty-five percent (35%) of the building area and/or tenant area devoted to the principal permitted use.
- (3) Architectural services.
- (4) Banks, savings and loan associations, credit unions, and other financial institutions.
- (5) Business/light industrial incubators.
- (6) Commercial bakeries and trade and contractor's offices.
- (7) Computer programming and other software services.
- (8) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per local ordinances.
- (9) Conference centers and hotel facilities.
- (10) Corporate headquarters, manufacturing offices, and sales and distribution centers.
- (11) Data processing.
- (12) Day care facilities and preschools, provided that the facility includes safe parking areas and fenced play areas.
- (13) Drafting services or quick reproduction services.
- (14) Food, beverage, and milk processing and soft drink bottling plants.
- (15) Food locker plants, cold storage warehousing, etc.
- (16) General or clerical offices.
- (17) Health clubs and commercial indoor recreational facilities.
- (18) Laboratories (scientific, medical, chemical), applied physics, mechanical, electronic, biological, genetic or other similar experimental research, product development or testing facilities.
- (19) Light manufacturing and assembling of electronic components, precision instruments and devices.
- (20) Light manufacturing, assembling or packaging of products previously prepared materials such as cloth, plastic, paper, leather, precious or semiprecious metals or stones.
- (21) Light industrial plants such as required for production of millwork, machine tools, paper containers, light metal fabrication, and similar small industries.
- (22) Manufacturing and bottling of beverages.
- (23) Office/showrooms.
- (24) Office supplies.
- (25) Packaging, processing and assembly of confections, cosmetics, electrical appliances, foods (except garbage, fish and fish products, meat and meat products), instruments, jewelry, tobacco and toiletries.
- (26) Parking garages.
- (27) Printing, lithographing, blueprinting, photocopying, and publishing establishments.
- (28) Processing or compounding and packaging of drugs and other medical and pharmaceutical products which does not produce odors.
- (29) Professional offices which include the following professional and semiprofessional occupations:

- a. Accountants.
  - b. Architects.
  - c. Attorneys.
  - d. Dentists.
  - e. Engineers.
  - f. Insurance agents.
  - g. Medical clinics.
  - h. Real estate agents.
  - i. Personal or family counselors.
  - j. Chiropractors.
  - k. Physical therapists.
  - l. Physicians.
  - m. Public secretaries.
  - n. Surgeons.
  - o. Other offices or professions which are of the same general character as the foregoing, but specifically excludes veterinarians, veterinary hospitals, animal grooming salons, dog kennels, and funeral homes.
- (30) Research and development offices and testing laboratories.
  - (31) Restaurants.
  - (32) Scientific or engineering school facilities or institutions.
  - (33) Scientific and precision instruments.
  - (34) Telecommunications and call centers.
  - (35) Testing centers.
  - (36) Theaters for performing arts.
  - (37) Training schools for employment in the fields of industry or manufacturing.
  - (38) Travel agencies.
  - (39) Warehousing completely within an enclosed building, but specifically excluding mini-warehousing, as part of an office campus.
  - (40) Vocational, trade, technical, or industrial schools.
  - (41) Wholesalers and distributors as part of an office campus.
- (c) **Conditional Uses.** The following are conditional uses in the BP District:
- (1) Independent uses that are customarily principal uses that provide support to businesses and employees of principal uses within the District, on the condition that such uses shall not exceed thirty-five percent (35%) of the building area and/or tenant area devoted to the principal use.
  - (2) Butcher shops.
  - (3) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per local ordinances.
  - (4) Non-livestock agricultural uses until such time the property transitions to a business or office use.
  - (5) Heliports.
  - (6) More than one (1) principal building on a lot.

- (7) Utility substations.
- (8) Wind energy conversion systems per state law and local ordinances.
- (d) **Accessory Uses.** The following are accessory uses in the BP District:
  - (1) Off-street parking and loading areas in conjunction with any permitted use in this District. Provisions for the parking of automobiles, provided that such provisions within one hundred (100) feet of a residentially zoned district shall be screened.
- (e) **Area and Width.**
  - (1) **Minimum District Size.** Twenty (20) acres.
  - (2) **Minimum Lot Width.** One hundred and fifty (150) feet.
  - (3) **Lot Area.** Minimum forty thousand (40,000) square feet.
  - (4) **Minimum Open Space.** Thirty-five percent (35%).
- (f) **Building Height and Area.**
  - (1) The maximum building height for the principal building shall be sixty (60) feet.
  - (2) No maximum or minimum building area shall be required due to the variety of uses within the BP District and the diverse building demands of each user.
- (g) **Yards.**
  - (1) **Street Yard.** Minimum of sixty-five (65) feet from the right-of-way of all federal, state, or county trunk highways; and not less than forty (40) feet from the right-of-way of all other roads and streets.
  - (2) **Side Yard.**
    - a. For a principal building, the side yard shall be as follows:
      - 1. Not less than forty (40) feet in width on each side of all structures thirty-five (35) feet or less in height, and not less than fifty (50) feet in width on each side of all structures greater than thirty-five (35) feet in height.
    - b. The side and rear yards for a detached accessory building shall be twelve (12) feet on each side.
  - (3) **Rear Yard.** Not less than forty (40) feet in width of each side of all structures thirty-five (35) feet or less in height, and not less than fifty (50) feet in width on each side of all structures greater than thirty-five (35) feet.
  - (4) **Shore Yard.** Not less than seventy-five (75) feet from the ordinary high water mark of any navigable water.
- (h) **Other Requirements.** Uses permitted and conditional in the BP District are subject to the following requirements:
  - (1) **Site Plan Review; Restrictive Covenants.** All uses in the BP District are subject to and shall comply with the site plan requirements of Section 13-1-444, the landscaping plan requirements of Section 13-1-445, the lighting plan requirements of Section 13-1-446, and the architectural design standards of Section 13-1-448.
  - (2) **Authorized Sanitary Sewer Systems.** The following are authorized sanitary sewer systems within the BP District: public sanitary sewer; on-site sewage disposal absorption system; or holding tanks.

**SECTION II. SEVERABILITY.**

If any provision of this Ordinance is invalid or unconstitutional or if the application of this Ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

**SECTION III. EFFECTIVE DATE.**

This Ordinance shall take effect upon passage and publication as provided by law.

ADOPTED this 17<sup>th</sup> day of September, 2018.

VILLAGE OF BRISTOL, WISCONSIN



\_\_\_\_\_  
Village President



\_\_\_\_\_  
Village Clerk-Treasurer

INTRODUCED: 9/10/18

PASSED: 9/17/18

PUBLISHED: \_\_\_\_\_  
(POSTED)

State of Wisconsin :  
County of Kenosha:

I hereby certify that the foregoing Ordinance is a true, correct and complete copy of an Ordinance duly and regularly adopted by the Village Board of the Village of Bristol on the

18<sup>th</sup> day of September, 2018, and that said Ordinance has not been repealed or amended and is now in full force and effect.

Dated this 18<sup>th</sup> day of September, 2018

Amy Klemko  
Amy Klemko, Clerk-Treasurer