

CORPORATE PARK DISTRICT (CURRENT DIMENSIONAL REQUIREMENTS)

Purpose

The Corporate Park (CP) District is intended to allow industrial and large-scale office activity in a parklike setting. On-site services or retail activity should be limited to uses that are clearly accessory to a primary business or necessary support services to a corporate park environment. It is the intent of this zone to preclude small offices, except those accessory to permitted uses. All uses in this district shall have city sewer and water services.

Dimensions & Siting

Min Lot Area	2 acres
Min Lot Width at Building Line	200 ft
Min Road Frontage (may be along internal road)	100 ft
Min Front Setback	40 ft
Min Rear Setback	50 ft
Min rear setback if abutting residential district	75 ft
Min Side Setback¹	50 ft
Min side setback if abutting residential district	75 ft

¹One side setback may be reduced to 40-ft with no parking on this side of the building

Buildout

Max Building Coverage	80%
Max Impervious Coverage	80%
Min Green / Open Space	20%

Height

Max Building Height	60 ft
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Additional Site Requirements

- A. Curb cuts onto arterial roads within this district shall be at least 1,000-ft apart.
- B. No more than 100 tractor-trailer trips per day shall be permitted for any use in this district.