

Chapter 25.40 BUSINESS TECH PARK DISTRICT

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25.40.010 Purpose.

The business tech park district is intended to provide location for a range of business park uses, including office, commercial, light manufacturing and research. This district is intended to provide area for those uses that desire to conduct business in an atmosphere of prestige location in which environmental amenities are protected through a high level of development standards. Light manufacturing uses with significant adverse impacts such as excessive noise or emission of significant quantities of dirt, dust, odor, radiation, glare or other pollutants are prohibited. (Ord. 06-816 § 4; Ord. 02-707 § 1)

25.40.020 Permitted uses.

(1) All uses that are permitted in the commercial, office and manufacturing/research park districts, except freestanding warehouse/distribution facilities and those listed in DMC 25.40.040.

(a) This district is intended to permit a range of office, commercial, light manufacturing and research uses that:

- (i) Do not create significant noise, risk of explosion, radioactive release, or air or water pollution;
- (ii) Are designed for a campus-like setting with architectural detailing as required by DMC 25.40.050(5).

(b) In addition to the specified uses permitted in the commercial, office and manufacturing/research park districts, this district permits research, research industry-oriented service providers and other compatible uses including, but not limited to:

- (i) Software engineering;

- (ii) Electronic components and board systems engineering, development, and application;
- (iii) Biotechnology laboratories;
- (iv) Communications services;
- (v) Personnel services;
- (vi) Child day care center;
- (vii) Wireless communication facility, attached;
- (viii) Utility facility;
- (ix) Similar land uses.

(c) Total supporting retail and service uses in the business tech park is limited to an overall maximum of 60,000 square feet of freestanding floor area, with no more than 10,000 square feet of retail or service floor area concentrated in any single area. (Ord. 12-937 § 5; Ord. 11-919 § 11; Ord. 07-855 § 1; Ord. 06-816 § 4; Ord. 02-707 § 1)

25.40.025 Accessory uses.

(1) This district permits the following uses as an accessory to the permitted uses listed in this chapter: Uses which meet the development standards in the purpose section of this chapter and provide a service to the employees or the public of any permitted use, are contained in the main building of said permitted uses, and, in the case of accessory retail uses, contain no more than 10 percent of the total floor area of said permitted use. The procedures and criteria of Chapter 25.130 DMC shall not apply to the establishment of permitted accessory uses in the BTP district.

(2) Electric vehicle charging stations and battery exchange facilities. (Ord. 11-919 § 12)

25.40.030 Conditional uses.

(1) All conditional uses in the commercial, office and manufacturing/research park districts, except those listed in DMC 25.40.040.

(2) In addition to the conditional uses in the commercial, office and manufacturing/research park districts, the conditional uses in this district include but are not limited to:

- (a) School (limited to technical or adult educational facilities);

- (b) Freestanding wireless communication facility;
- (c) Golf course;
- (d) Similar land use. (Ord. 06-816 § 4)

25.40.040 Prohibited uses.

(1) The following permitted or conditional uses in the commercial district are prohibited in the business tech park district:

- (a) Service stations;
- (b) Residential, even as an accessory use;
- (c) Adult family home;
- (d) Family day care;
- (e) Schools (not including technical or adult educational facilities).

(2) The following permitted or conditional uses in the office district are prohibited in the business tech park district:

- (a) Schools (not including technical or adult educational facilities);
- (b) Non-office public use.

(3) The following permitted or conditional uses in the manufacturing/research park district are prohibited in the business tech park district:

- (a) Mineral extraction;
- (b) Single tenant retail outlet over five acres;
- (c) Amusement park;
- (d) Schools (not including technical or adult educational facilities);
- (e) Senior housing. (Ord. 06-816 § 4)

25.40.050 Performance standards.

All uses in the business tech park district shall be regulated by the following performance standards:

(1) Lot Area. There is no minimum lot area for lots in this district.

(2) Lot Coverage. There is no maximum lot area coverage except as needed to meet setback and landscaping requirements.

(3) Building Setbacks.

(a) Front. No structure shall be closer than 25 feet to any front property line. Any building wall over 40 feet high shall be set back at least an additional one foot for each foot in height over 25 feet;

(b) Side. No structure shall be closer than 25 feet to any side property line. Any building wall over 40 feet high shall be set back at least an additional one foot for each foot in height over 40 feet;

(c) Rear. No structure shall be closer than 25 feet to any rear property line. Any building wall over 40 feet high shall be set back at least an additional one foot for each foot in height over 40 feet.

(4) Building height shall not exceed 65 feet in height. Mechanical equipment and its screening shall not be included in height calculation.

(5) Blank walls greater than 50 feet in length along the front and sides of a building shall be softened either by planting large caliper trees of 10 through 14 feet tall adjacent to the building, by wood trellises on the building, or by similar means. Entrances shall be emphasized with architecturally distinctive elements such as a covered walk, gabled roof, landscaping, or similar means. Earth-berming at the base of the facade is encouraged for large-scale structures. Building designs for multiphase campuses are encouraged to be of similar character. The fronts of adjacent buildings on the same lot shall not be so similar in design that they are determined by the director to be virtually identical in terms of building design. Differing materials, window sizes, trim detail, entry location and treatment, and front wall modulations are examples of methods of creating differentiation between building design.

(6) Parking and loading areas shall be provided as required by Chapter 25.95 DMC. Parking and loading areas shall be located at the rear of buildings or separated from public rights-of-way by a moderate screen (see Chapter 25.90 DMC, Landscaping).

(7) Landscaping. Landscaping shall be provided as required by Chapter 25.90 DMC.

(8) Exterior Mechanical Devices. All HVAC equipment, pumps, heaters and other mechanical devices shall be fully screened from view from all public rights-of-way. Vents, mechanical penthouses, elevator equipment and similar appurtenances that

extend above the roofline must be surrounded by a solid sight-obscuring screen that meets the following criteria:

- (a) The screen must be integrated into the architecture of the building.
- (b) The screen must obscure the view of the appurtenances from adjacent streets and properties.
- (c) Exemptions. The following shall be exempted from the provisions of this section:
 - (i) Rod, wire and dish antennas are exempt from the requirements of this section, if the screening would interfere with the effective operation of the antenna.
 - (ii) A painted appurtenance is exempt from the requirements of this section if the director of community development determines that painting will be as effective in minimizing rooftop clutter as would a solid sight-obscuring screen.

(9) Outdoor storage (supplies, materials, or products not contained in a structure) shall not cover more than two percent of the total site area and shall be screened from streets and adjoining properties by a 100 percent sight-obscuring wall or fence.

(10) Trash Enclosures. Trash enclosures shall be provided as required by Chapter 25.100 DMC.

(11) Signage. Signage shall comply with the requirements of Chapter 25.115 DMC.

(12) Noise levels shall not exceed the maximum allowed in Chapter 9.09 DMC (Sound and Vibration) for Class B (commercial) environmental designations.

(13) Air emissions shall meet applicable regulations of the Puget Sound Air Pollution Control Authority, and no visible, frequent smoke, dust, or gases shall be emitted.

(14) Emission of offensive gases or vapors shall not be permitted to exceed the odor threshold as measured at any point along the lot or lots on which the use or structure is located.

(15) Outdoor lighting shall be designed to minimize light escapement beyond the site.

(16) Hazardous Substance or Waste Storage. No more than 20,000 pounds of hazardous substances or hazardous wastes may be stored on-site, and no hazardous substances or wastes may be stored on-site except that which is delivered for on-site operations or produced on-site. Nothing in this section shall preclude storage of diesel

fuel stored on-site for emergency generators. (Ord. 07-854 § 1; Ord. 06-816 § 4; Ord. 02-707 § 1. Formerly 25.40.030.)

25.40.060 Site plan approval.

Site plan approval is required for all development projects. Development projects on sites of 15 acres or less and expansions of permitted projects involving 15 acres or less of a new development shall be processed with a Type II procedure. Development projects and expansions larger than 15 acres shall be processed with a Type III procedure. Processes for all procedures are set forth in DMC 25.175.010. (Ord. 06-816 § 4; Ord. 02-707 § 1. Formerly 25.40.040.)