

Section 32. BP Business Park District

PURPOSE: The purpose of the BP Business Park District is to provide a unique zone incorporating commercial and industrial uses into one district with quality architectural and landscape design development standards. The BP Business Park District differs from other districts by allowing a mixture of compatible commercial and industrial land uses with limitation of associated outside uses.

All business operations and activities within the BP Business Park District shall be conducted completely within an enclosed building, and in no instance shall any outside activity be permitted in this district, except for off-street parking or loading, refuse storage, drive-in or drive-through window at a financial institution, restaurant, prescription pharmacy or dry cleaning establishment, temporary outside display and sale of Christmas trees; with gasoline sales and outdoor dining approved as a conditional use.

USES GENERALLY: In a BP Business Park District no land shall be used, and no building or structure shall be erected, altered, or converted to any use other than as hereinafter provided. All permitted uses listed shall be within a completely enclosed building or structure.

A. PERMITTED USES:

1. Laboratories (scientific, medical, chemical), applied physics, mechanical, electronic, biological, genetic or other similar experimental research, product development or testing facilities.
2. Scientific or engineering school facilities or institutions.
3. Data processing.
4. Conference/Convention Centers.
5. Professional offices which include the following professional and semiprofessional occupations: accountants, attorneys, dentists, engineers, insurance agents, real estate agents, personal or family counselors, chiropractors, physical therapists, physicians, public secretaries, surgeons, or any 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.
6. Computer programming and other software services.
7. Engineering, architectural, and design services.
8. Processing or compounding of drugs and other medical and

pharmaceutical products.

9. Manufacturing and assembling of electronic components, precision instruments and devices.
10. Office/Showrooms.
11. Manufacturing, assembling or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stones.
12. Printing, lithography, publishing or similar establishments.
13. Vocational, trade, technical, or industrial schools.
14. Warehousing completely within an enclosed building, but specifically excluding mini-storage warehouses.
16. Restaurants with inside dining.
17. Health spas and physical fitness centers (massage establishments must meet the requirements of Section 49.B.5.).
18. Airline ticketing counters, travel agencies.
19. Banks, savings and loans, and financial institutions.
20. Drafting services or quick reproduction services.
21. Office supplies.
22. Parking garages.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses:

1. Off-street parking in conjunction with any permitted use in this district. Provisions for the parking of automobiles, provided that such provisions within 100 feet of a residentially zoned district shall be separated from said lot by a blind masonry wall meeting the screening requirements of Section 50.C.1.
2. Signs advertising use on the premises, in accordance with Section 60 of this Ordinance.
3. Mechanical equipment located within 120-feet of any residentially

zoned district must meet the standards established for noise regulation as stated in Section 55. Performance Standards.

4. Screened refuse and garbage storage on a concrete pad and located no closer than 50 feet to any residentially zoned district and not located between the front of the building and any right-of-way. All refuse disposal and garbage storage areas shall be landscaped and screened in accordance with Section 50.B.3.
 5. All other mechanical equipment shall be located within a completely enclosed building and shall meet the masonry requirements of Section 32.M.4.
 6. Retail sales, day care centers and personal services which are customarily accessory and clearly incidental and subordinate to office buildings.
- C. **CONDITIONAL USES:** The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of this Ordinance.
1. Planned Business Parks in accordance with Section 32.N., Planned Business Park Provisions.
 2. Alcoholic beverage sales, provided a special permit is issued in accordance with Section 42.B. of the Ordinance.
 3. Retail gasoline sales or gasoline service stations and related convenience store and automated car washes.
 4. Restaurants with outside dining.
 5. Hotels or motels. Hotels approved prior to January 18, 2005 shall be deemed a lawful, permitted use and shall have the same status as that authorized pursuant to this Ordinance; provided, however, no such building, structure, or use shall be altered, changed or expanded unless a conditional use permit therefore has been granted pursuant to this ordinance.
 6. Indoor commercial amusements.
 7. Call centers.
 8. Any use allowed within this district with outdoor speakers.
 9. Master Site Development Plan.

10. Sale and Rental of Heavy Machinery and Equipment.

11. Boutique Hotel.

D. LIMITATION OF USES: The following uses shall not be permitted within this District.

1. Any proposed use located in the BP Business Park District shall meet the requirements of Section 55, Performance Standards.

2. Uses listed in Section 31.D., LI Light Industrial District shall not be permitted within this district.

3. The storage of equipment, materials or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

4. Freight forwarding.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a building or structure shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

2. A Site Plan, meeting the requirements of Section 47, has been approved.

3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following bulk and intensity of use requirements shall apply:

1. MINIMUM DISTRICT SIZE: The minimum district size of a BP Business Park District shall be five (5) acres.

2. MINIMUM LOT SIZE: The minimum lot size in the BP Business Park District shall be 30,000 square feet.

3. MINIMUM OPEN SPACE: At least twenty (20) percent of the total lot area shall be devoted to non-vehicular open space. (Non-vehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.) Planned Business Parks permitted as a conditional use shall meet the requirements of Section 32.N.3.

The percentage of minimum open space may be reduced to a minimum of fifteen (15) percent of the total lot area, if the lot width at the platted front property line is a minimum of one hundred fifty (150) feet wide and the depth of the entire front yard setback required in Section 32.G.3. is increased to thirty five (35) feet.

a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.

4. **MAXIMUM BUILDING COVERAGE:** The combined area occupied by all buildings and structures shall not exceed sixty (60) percent of the total lot area.

5. **MAXIMUM IMPERVIOUS SURFACE:** The combined area occupied by all buildings and structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.

The percentage of maximum impervious surface may be increased to a maximum of eighty-five (85) percent of the total lot area if the requirements of Section 32.F.3. are met.

G. **AREA REGULATIONS:** The following minimum standards shall be required:

1. **LOT WIDTH:** Every lot shall have a minimum width of not less than one hundred fifty (150) feet.

2. **LOT DEPTH:** Every lot shall have a minimum depth of not less than two hundred (200) feet.

3. **FRONT YARD:** Every lot shall have a front yard of not less than thirty (30) feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.

4. **SIDE YARD:** Every lot shall have two (2) side yards, each of which shall be not less than fifteen (15) feet in width. Planned Business Parks permitted as a conditional use shall meet the requirements of Section 32.N.1.

5. **REAR YARD:** Every lot shall have a rear yard of not less than twenty five (25) feet in depth. Planned Business Parks permitted as a

conditional use shall meet the requirements of Section 32.N.1.

6. DISTANCE BETWEEN BUILDINGS: None Required.

- H. BUFFER AREA REGULATIONS: Whenever a BP Business Park District abuts a Residential District, an appropriate buffer screen shall be provided in accordance with the provisions of Section 53 and Section 32.M.5. of this Ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance of one hundred (100) feet. Any use other than open space or off-street parking proposed to be located within the one hundred (100) foot buffer shall be permitted as a conditional use meeting the requirements of Section 48.

- I. HEIGHT:
 1. No principal structure shall be erected or altered to a height exceeding fifty (50) feet. Principal structures located adjacent to an R-20, R-12.5, or R-7.5 District shall not exceed one (1) floor level and twenty (20) feet in height, however an increase up to five (5) feet to the above stated height requirements may be granted upon approval of a conditional use request by the City Council.
 2. For buildings or structures exceeding fifty (50) feet, a Conditional Use Permit must be obtained. In addition, the building height granted under a conditional use permit shall not exceed one-half (1/2) the shortest distance between the structure and the nearest adjacent residentially zoned district.

- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.

- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 and 58 and shall be landscaped in accordance with Section 53 of this Ordinance. In addition, the following shall be required:
 1. No off-street parking area shall be located closer than twenty five (25) feet to any residentially zoned property nor ten (10) feet to any adjacent property line.
 2. Off-street Parking for passenger vehicles wherever practical shall be separated from truck loading and maneuvering areas.

- L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provisions of Section 57 and 58 of this Ordinance. If off-street loading is desired, it shall be provided in accordance with the following

provisions as well as the provisions of Section 57 and 58 of this ordinance.

1. Planter islands, nine (9) feet by eighteen (18) feet in dimension, shall be provided at the terminus of all rows of loading doors/loading spaces. Such islands shall be oriented perpendicular to the building and shall contain at least two (2) evergreen trees. All planter islands shall comply with the requirements of Section 53.F and Section 53.G of this Zoning Ordinance.
2. For lots that abut a major or minor arterial street, as identified on the Thoroughfare Plan, no loading facilities shall directly face the street. A door is considered to be facing the street when it is at an angle of 45° or less in relation to the adjacent street.

M. **DESIGN REQUIREMENTS:** The following design requirements shall apply to all permitted, accessory and conditional uses.

1. No outdoor storage, except for refuse and garbage storage, shall be permitted; except for heavy machinery and equipment storage subject to and conditioned upon approval of a conditional use permit pursuant to Section 48. Refuse and garbage storage areas shall be landscaped and screened in accordance with Section 50.B.3.
2. Heating, ventilating, air conditioning and electrical equipment, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public right-of-way.
3. Lighting facilities, if provided, shall be so arranged as to be reflected away from residentially zoned or used property. Lighting provided within parking facilities shall meet the requirements of Section 58.E.
4. **MASONRY REQUIREMENT:** Due to the development nature of the BP Business Park District, it is recognized that all uses in this district shall have exterior fire resistant construction having one hundred (100) percent of the total exterior walls, excluding doors and windows constructed of brick, stone or other masonry, or material of equal characteristics in accordance with the City Building Code and Fire Prevention Code which may not allow for some business park type developments.
5. **ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING.** The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zoning change, conditional use or special use case or concept plan in

addition to or in lieu of buffering, screening, fencing, or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such protection for the general health, welfare and morals of the community in general.

6. Hotel/motel facilities are required to meet the following standards clearly designated on the approved site plan:
 - (a) Each guestroom shall have a minimum area of three hundred thirty (330) square feet.
 - (b) On-site staff is required 24-hours a day, seven days a week.
 - (c) A minimum room count of 200 rooms.
 - (d) A swimming pool, indoor or outdoor, with a minimum area of 1,000 square feet.
 - (e) If developing multiple buildings on one lot, the buildings must be conjoined and architecturally integrated and cannot appear to be separate buildings externally or internally. Construction of multiple buildings must occur at one time and cannot be phased.

Hotel or Motel facilities are required to provide at least four (4) of the following features clearly designated on the approved site plan:

- (a) A full-service restaurant with full kitchen facilities and which provides services to the general public;
- (b) A warming kitchen intended for the preparation, staging and sale of food by a caterer brought to the establishment from off-site to serve or foodservice options including the offering of prepared and packaged foods;
- (c) A minimum 4,000 square foot meeting or conference room space;
- (d) A full-service indoor exercise facility with fitness equipment;
- (e) Spa and wellness area a minimum of 1,000 square feet providing services such as haircare, skin treatment, massages, other body treatments, and meditation;

- (f) Outdoor flexible space a minimum 2,500 square feet intended for dining, entertaining or relaxation, including but not limited to: a patio with sitting area and furniture, outdoor dining, or outdoor exercise area; and
 - (g) Outdoor recreation and play space a minimum of 2,500 square feet, such as a playground with permanent playground equipment, basketball court, volleyball court, tennis court, pickle ball court, etc.
7. The sale and rental of heavy machinery and equipment is required to meet the following standards unless varied through approval of a conditional use permit pursuant to Section 48:
- (a) Outside storage for the purposes of display, sale, rental, and outside storage of heavy machinery and equipment shall be restricted to no more than 30% of the total lot area or an area of common development clearly delineated on the property's approved site plan.
 - (b) Display, sale, rental, and storage of heavy machinery and equipment shall not be a standalone use or occur without a primary structure on a property.
 - (c) The placement or storage of heavy machinery and equipment shall take place behind the front building line of the primary structure on the property.
 - (d) The placement or storage of heavy machinery and equipment shall be screened from adjacent properties consistent with Section 58 and Section 50. All required screening shall be in accordance with Section 50, Alternatives A and C, however, screening shall be required adjacent to rights-of-way, including alleys, with a minimum 6-foot-tall opaque decorative screen wall of masonry construction materials.
 - (e) The placement or storage of heavy machinery and equipment is prohibited immediately adjacent to residential uses or residential zoning districts unless separated by a public right-of-way.
 - (f) Repair and maintenance must occur within a fully enclosed building and be consistent with Section 55.

N. **PLANNED BUSINESS PARK PROVISIONS:** Each lot or parcel of land created within a Planned Business Park shall comply with the following

requirements:

1. **MINIMUM YARD REQUIREMENT OF PLANNED BUSINESS PARK PROVISIONS:** The front yard requirements contained in Section 32.G.3. shall be applicable to each lot or parcel of land within a Planned Business Park. A minimum fifteen (15) foot side yard and a minimum twenty five (25) foot rear yard shall be required around the outside perimeter of a Planned Business Park. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48. Perimeter lots in a Planned Business Park shall have a minimum twenty (20) feet of frontage on a public right-of-way. Interior lots in a Planned Business Park that have no frontage on a public right-of-way must have a minimum twenty-five (25) foot dedicated public access easement connecting to a public right-of-way.
 2. **LANDSCAPING REQUIREMENTS OF PLANNED BUSINESS PARKS:** The minimum landscaping requirements of Section 53.H.2.b. shall be applicable around the outside perimeter of a Planned Business Park. For interior lots the minimum landscaping requirements of Section 53.H.2.b. may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
 3. **MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED BUSINESS PARKS:** At least twenty (20) percent of the total site area of the Planned Business Park shall be devoted to non-vehicular open space. (Non-vehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular uses.)

The percentage of minimum open space may be reduced to fifteen percent of the total lot area when the thirty five (35) foot front yard requirement is met in Section 32.F.3.
 4. **BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7**
- O. **MASTER SITE DEVELOPMENT PLAN REQUIREMENTS:** Each lot or parcel of land created within a Master Site Development Plan shall comply with the following requirements:
1. **PURPOSE:** The purpose of the Master Site Development Plan is to encourage thoughtful, efficient, and purposeful utilization of land that promotes a mixture of uses that blends retail, commercial, office and/or residential functions whereby those functions are physically

and functionally integrated, with appropriate vehicular and pedestrian connectivity. The Master Site Development Plan also allows the Planning and Zoning Commission and the City Council the ability to consider these multiple uses, including conditional uses, special uses, and planned development overlays upon one or more parcels of land, five acres in size or greater, through one application process.

2. **ADDITIONAL USES ALLOWED:** Given the elements that can be incorporated within a Master Site Development Plan in an effort to achieve a successful, multifaceted development, additional uses may be considered by the Planning and Zoning Commission and City Council that are not normally considered as individual elements allowed as permitted, conditional, or special uses within the zoning district. The following uses may be considered in conjunction with at least one other permitted or conditional uses allowed in the “BP” Business Park District:
 - (a) Any uses allowed within Section 16, “R-5.0” Zero Lot Line District
 - (b) Any uses allowed within Section 17, “R-3.5” Two Family District
 - (c) Any uses allowed within Section 18, “R-3.75” Three and Four Family District
 - (d) Any uses allowed within Section 20, “R-TH” Townhouse District
 - (e) Any uses allowed within Section 22, “R-MF” Multifamily District
3. **REQUEST FOR A MASTER SITE DEVELOPMENT PLAN/APPLICATION PROCESS:** The procedure to follow to establish a Master Site Development Plan shall be the same process as that required to establish, amend, or alter a development as specified under Section 48, Conditional Uses.
4. **SITE PLAN REQUIREMENTS:** No application for a building permit for construction of a principal building shall be approved without the following:

- (a) A Plat meeting all the requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant and/or Dallas Counties.
- (b) A site plan meeting the requirements of Section 47, Site Plan Review of the Zoning Ordinance has been approved as specified under Section 48, Conditional Uses. Recognizing the scale and scope of a large multifaceted development has many components, each component, in an effort to provide clarity and ease of understanding, may consist of its own individual site plan as part of the overall Master Site Development Plan.

Developments planned to be conducted in phases may submit a site plan as required per Section 47, Site Plan Review for the phase(s) of the project to be initially developed, along with a concept plan for the remaining phase(s); however, development of the remaining phases of the project shall require approval of a site plan in accordance with Section 47.

- (c) A Landscape Plan meeting the requirements of Section 53, Landscaping Regulations.

- 5. **MASTER SITE DEVELOPMENT PLAN DESIGN REQUIREMENTS:** In addition to the requirements already established in Section 32, "BP" Business Park District, each lot or parcel of land created within a Master Site Development Plan shall also comply with the criteria established in paragraph N. Planned Commercial Center Design Requirements. For individual components of a Master Site Development Plan that have clearly defined boundaries between uses relative to Paragraph 2 above, the development criteria for that particular district shall apply.
- 6. **PERIOD OF VALIDITY:** No Site Plan in conjunction with a Master Site Development Plan shall be valid for a period longer than one year from the date on which the City Council grants approval, unless within such one year period: (a) a Building Permit is obtained and the erection or alteration of a structure is started, or (b) an Occupancy Permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application as required in Section 67, Amendments. It should be recognized that the establishment of a

Master Site Development Plan is contractual in nature and upon expiration of a Site Plan approved in conjunction with a Master Site Development Plan, the property will revert to the underlying zoning district designation and all uses and the general development guidelines as stated in the underlying district shall apply. There shall be no vested right(s) associated with an expired site plan approved in conjunction with a Master Site Development Plan. All property that has received approval as part of a Master Site Development Plan shall be eligible for the provisions of this ordinance provided that the application for a Master Site Development Plan has not expired.