

## COMPARISON OF CURRENT & PROPOSED BUSINESS PARKs, INDUSTRIAL PARK, AND EMPLOYMENT CAMPUS

	<b>Existing Business Park</b>	<b>Business Park per July 11 BCC Worksession</b>	<b>Concept Team/PC Proposed Business Park</b>	<b>Concept Team/ PC Proposed Industrial Park</b>	<b>Concept Team/ PC Proposed Employment Campus</b>
<b>Zoning Districts Permitted</b>	I-R	I-1 and C-3	C-3	I-1 and I-2	Employment Campus
<b>Minimum Acreage</b>	Minimum 10 acres	No Minimum	No minimum	No minimum	No minimum (areas designated on adopted land use plans)
<b>Principal Uses Permitted</b>	Most I-R uses; retail and commercial uses with % limitations	All uses permitted in the I-1 and C-3 Districts	All uses permitted in the C-3 District, and some uses permitted in the I-1 District, with % limitations	All uses permitted in the underlying industrial district, and some uses permitted in the C-3 District, with % limitations	All uses permitted in the Employment Campus District
<b>Accessory Uses Permitted</b>	Most retail and commercial uses with % limitations	All accessory uses permitted in the I-1 and C-3 Districts	All accessory uses permitted in the C-3 District, and uses accessory to the I-1 portion of the development, with % limitations	All accessory uses permitted in the underlying District, and uses accessory to the C-3 portion of the development with size and % limitations	All accessory uses permitted in the Employment Campus District

<b>Limitations on Types of Uses</b>	Gross acreage of commercial & retail uses (principal & accessory) may not exceed 15% or 15 acres, whichever is lesser	None	I-1 uses (principal & accessory) may not comprise more than 20% of the land area of the park	C-3 uses (principal & accessory) may not comprise more than 20% of the land area of the park	General retail/service uses, (principal & accessory) may not comprise more than 25% of the land area of the park
<b>Specific Uses Prohibited</b>	13 specific commercial uses	None	None	None	None
<b>Size Limitations on Uses</b>	6,000 square feet for any commercial or retail use; 12,000 for day care centers or health clubs	None	None	No principal C-3 use may exceed 10,000 square sf. No accessory use shall exceed 5,000 sf, except day care center or health club, which may be up to 6,000 sf, and not comprise more than 10% of the land area of the park	None for principal uses. Accessory retail/service and recreation uses may not exceed 3,000 square feet, or 6,000 square feet for health clubs and day care centers
<b>Phasing of Development</b>	Ratio of commercial space to industrial space may not exceed 25% until the park is complete	None	PC shall require phasing of the residential portion to ensure it is in support of the employment uses	None	The PC shall require phasing of construction of the residential, retail, and service portions to ensure that these components are in support of the

					primary employment uses
<b>Parking</b>	4 spaces/1,000 sf of building area	Not specified	Determined by PC	Determined by PC	5 spaces/1,000 sf of building area
<b>Residential Uses</b>	No	Not specified	All types of dwelling units are permitted, not to exceed 20% of the total land area of the park	No	All types of dwelling units are permitted, not to exceed 15% of the total land area of the campus. All residential units must be architecturally compatible with the employment uses
<b>Signage</b>	1 freestanding, 30 ft in height, 200 sf per side	1 freestanding, 30 ft in height, 200 sf per side	Determined by PC	Determined by PC	Determined by PC to assure that signs are consistent with the purposes and intent of the district
<b>Other Regulations</b>			Landscaping, signs, walkways and parking will be provided in an integrated and harmonious design. Bulk requirements shall be established by the PC	Landscaping, signs, walkways and parking will be provided in an integrated and harmonious design. Bulk requirements shall be established by the PC	“The plan must provide for a development consisting of one or more groups of establishments in buildings of integrated and harmonious design, together with adequate and properly arranged

					<p>traffic, parking facilities and landscaping, to result in an attractive and efficient development.” Also, landscaping shall not be less than 20% of the land area of the development, and architectural renderings must be reviewed by the PC.</p>
--	--	--	--	--	---