



CITY OF PORTAGE, INDIANA

ZONING CLASSIFICATION GUIDE

DIVISION 21. - BP DISTRICT, BUSINESS PARK

Sec. 90-3.41. - Intent, permitted uses and special exception uses.

District Intent

The BP district (business park) is intended to provide a land use category for most small business park, small distribution facilities, and construction trades.

<u>Permitted Uses</u>	<u>Special Exception Uses</u>
Institutional/public: Government office Trade or business school Office/service: Office/showroom, contractor Office/warehouse, contractor Office, design/planning Office, financial Office, general Printing/shipping center Studio, art Commercial: Sports training facility Industrial: Food and beverage production Light industrial assembly and distribution Light industrial processing and distribution Research center Warehouse and distribution facility Wholesale facility	Communication/utility: Above ground utility facility Wireless telecommunication facility Commercial: Auto repair center Auto service center Commercial recreation facility, indoor Dry cleaning service, commercial Greenhouse, commercial Recreational vehicle sales facility Truck sales and service Industrial: Mini warehouse/self storage facility Outdoor storage (accessory use)

(Ord. No. 14-8, § 2, 8-5-14)

Sec. 90-3.42. - Development standard basics.

<u>Lot Standards</u>	
Minimum lot area:	15,000 square feet
Minimum lot width:	80 feet
Maximum lot depth:	3 times the lot width
Minimum lot frontage:	50 feet on a public street with access from said public street
Maximum lot coverage:	Square footage of all primary and accessory structures and impervious surfaces cannot exceed 60 percent of the lot area
<u>Lot Setbacks</u>	
Minimum setback front yard:	45 feet from right-of-way when adjacent to an arterial street
	40 feet from right-of-way when adjacent to a collector street or local street
Minimum setback side yard:	35 feet for primary and accessory structures
Minimum setback rear yard:	35 feet for primary and accessory structures
<u>Structure Standards</u>	
Maximum structure quantity, primary structure:	No maximum
Maximum structure height, primary structure:	35 feet
Maximum structure height, accessory structure:	35 feet
<u>Floor Area Standards</u>	
Minimum main floor area:	40,000 square feet for all structures combined

(Ord. No. 14-8, § 2, 8-5-14)