

ORDINANCE NO. 08-2018

AN ORDINANCE ADOPTING A NEW ARTICLE XXXVI ESTABLISHING A GREEN BUSINESS PARK ZONING DISTRICT TO THE UNIFIED ZONING ORDINANCE AND AMENDING SECTION 7.1 OF ARTICLE VII OF THE UNIFIED ZONING ORDINANCE TO INCLUDE THE GREEN BUSINESS PARK, BOTH IN THE CODE OF ORDINANCES OF THE CITY OF PRINCETON, IOWA

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, IOWA:

THE UNIFIED ZONING ORDINANCE OF THE CITY OF PRINCETON, IOWA IS AMENDED BY ADDING THE FOLLOWING ARTICLE XXXVI THERETO AND FURTHER BY AMENDING SECTION 7.1 OF ARTICLE VII OF THE UNIFIED ZONING CODE BY INCLUDING THE GREEN BUSINESS PARK DISTRICT IN ITS PROVISIONS.

ARTICLE XXXVI – “GBP” Green Business Park District

36.1. General Description.

The GBP District is intended to provide land for large, attractively landscaped sites as established by the Iowa Economic Development Authority. The GBP is designed for multiple users and ancillary park activities. It is unique in its recognition of and requirements to protect what might traditionally be viewed as impediments to development, such as floodplains and wetlands as well as its optimization of energy performance and sustainable infrastructure, such as on-site renewable energy, water efficient landscaping and water use reduction. The area is appropriate for regional and/or national businesses and offices, including research activities. The area is intended to have a “park-like” atmosphere conducive to quality development.

City Utilities might not currently exist at the site. Either the Owner or Developer will extend utilities at the site, or the utilities will be extended pursuant to a separate development agreement between the City and the Owner or Developer during the platting process. Road dedication will also be determined during the platting process.

36.2 Certification. If so offered, the GBP should maintain any certification and recertification by the Iowa Economic Development Authority (IEDA).

36.3 Uses Permitted. No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

- a) Business incubator and culinary incubator;
- b) Business and corporate offices;
- c) Data centers/Data processing centers;
- d) Call centers;
- e) Bank, savings and loan, credit union, and financial institution, not including drive-in facilities;
- f) Insurance company headquarters;
- g) Meeting hall/convention facility, amphitheater;
- h) Office building;
- i) Personnel training center; human resources center;
- j) Fitness center;
- k) Light industry and assembly;
- l) Restaurant, coffee shop, and cafe, excluding drive-through;
- m) Research laboratories, offices, and other facilities for established corporate research and development;
- n) Assembly and packaging of pharmaceuticals for distribution, but no direct sales of pharmaceuticals;
- o) Government administrative facilities;
- p) Offices and research facilities of businesses or organizations engaged in the sectors of energy, environmental science or sustainability;
- q) Library;
- r) Museum;
- s) Park, nature center, interpretive center:

w) Other similar uses, which, in the opinion of the City Council are similar to the permitted uses and which conform to the general purpose and intent of the GBP.

36.4 Definitions.

a) Business Incubator is a facility established to nurture young firms during their early months or years. It usually provides affordable space, shared offices and services, hand-on management training, marketing support, and, often access to some form of financing. A business incubator is usually a non-profit organization run by either or both private and public entities, and is often associated with a higher education facility.

b) Call Center is an office handling a large volume of calls, usually involving technical support, customer service, and orders.

c) Culinary Incubator is a commercial space licensed by the health department for food production which renters or members can use by the hour or the day to produce food while fulfilling regulatory compliance. Chefs, caterers, food truck proprietors, and bakers can share a kitchen and avoid spending capital to build or lease their own facilities. The culinary incubator could include a café used to train wait staff. As an added benefit, it would be available to GBP tenants.

d) Interpretive Center provides interpretation of the place of interest through a variety of media, such as video displays and exhibitions of material, and, often, includes facilities such as refreshment rooms and gift shops.

e) Light Industry is characterized by less capital-intensive and more labor-intensive operations. Its products are targeted toward end consumers rather than other businesses.

f) Nature Center educates people about nature and the environment.

36.5 Site and Structure Requirements

- a) Available Acreage: 50+ acres with two sites \geq 5 acres (designated as “primary sites”. The primary sites within the GBP must have at least 80% contiguous, developable acres.
- b) Developable Acreage: 5 contiguous, developable acre sites; 60% of remaining park acreage; All sites within park must be \geq 1 acre.
- c) Setbacks:
 - a. Front Yard 50 feet. When fronting on the right-of-way of a major thoroughfare shown on the final plat, the front yard setback shall be measured from the proposed right-of-way line.
 - b. Rear Yard 50 feet
 - c. Side Yard 50 feet

- d) Buffer Yards: 100' buffer from adjoining properties, wetlands, and other environmentally sensitive areas. 15" landscape buffer for parking, loading and unloading areas.
- e) Maximum Lot Coverage: 60%
- f) Developable acreage must be free of wetlands. Remnant ecosystems and high quality wetlands must be preserved. Efforts must be made to preserve all wetlands within the GBP. Areas within the GBP with a Floristic Quality Index (FQI) of 35 or higher or Mean C of 3.5 must be designated as "undevelopable."

36.6 Special Provisions:

- a) Enclosure of Operation: All business operation, except off-street parking and loading, shall take place within completely enclosed buildings.
- b) Outdoor Storage. No outdoor storage shall be permitted.
- c) Parking Requirements. Maximum parking for each business in the GBP shall be 50% of the parking established for that business by Article XXIX of these ordinances. An owner may exceed the maximum schedule of spaces for parking by up to 50%, provided the lot includes one or more of the following features:
 - 1) Permeable pavement on at least 20% of the surface. The permeable pavement must be maintained according to best management practices for storm water drainage.
 - 2) A shared parking agreement with another GBP business or other businesses which will allow the combination of the businesses adequate parking at the increased parking level sought.
 - 3) Climate-appropriate vegetation on at least 10% of the surface.
 - 4) A climate-appropriate overstory tree minimum 50' height at maturity per 15 or fewer parking spaces. Location of these trees is not limited to the parking lot.
 - 5) Parking spaces designated for compact or electric cars comprising at least 20% of the parking spaces.
 - 6) Any other sustainable feature approved by the City Council.
- d) Storm water Management shall be designed in accordance with the Unified Sizing Criteria established by Iowa SUDAS (Statewide Design and Urban Specifications) and the Iowa Storm Water Manual.
- e) Signage. A directional sign kiosk identifying all businesses located in the GBP will be located at the entrance to the GBP and other locations as necessary. Individual business signs shall only be located on the respective building, shall not extend above any building line, and shall not be more than eight (8) feet in height or thirty-five (35) feet in length. Signs shall not be electric, but may be illuminated by exterior lighting as allowed by the following subparagraph (g).

- f) Landscaping. Each Lot shall have a landscape plan which uses native and adaptive vegetation which minimizes water usage. Deciduous plantings should be used for shading purposes. The plan should be designed to reduce landscape maintenance and labor, and further shall provide adequate screening for neighboring properties.
- g) Structural, lighting and irrigation plans shall satisfy the minimum “Silver” requirements of LEEDS (Leadership in Energy and Environmental Design) and the standards of the Model Lighting Ordinance (MLO) as designated by the International Dark-Sky Association (IDA) and the Illuminating Engineering Society of North America (IESNA).
- h) The GBP shall have a waste management plan which shall provide for recycling to the maximum extent possible.
- i) Topographical features of the Developable Area of the GBP shall not be substantially changed. Critical slope areas shall be identified in the preliminary and final plans for the GBP.
- j) The GBP shall include pedestrian and bike access ways throughout its interior and to its boundaries.
- k) Recorded GBP Covenants and Restrictions containing these requirements and providing for maintenance of walking paths and other common areas and enforcement of covenants.

36.7 Procedure. A Green Business Park development shall be authorized in accordance with the procedures contained in Sections 21.2 and 21.3 of Article XXI for “PUD” Planned Unit Development District, which procedures are incorporated herein by reference. All references to “planned unit development” in Sections 21.2 and 21.3 of Article XXI shall be deemed to be to the Green Business Park subject to this Article XXXVIII. References to “dwellings in Section 21.2 of Article XXI shall not be deemed to allow dwellings in the GBP.

The owner, owners, or bona fide buyer of any tract of land may petition the council for a change to the Green Business Park Zoning District in accordance with Article VI.

36.8 Specific Content. The Green Business Park development plans and supporting data shall include at a minimum the information contained in Section 21.3 of Article XXI for “PUD” Planned Unit Development District.

36.9 Conflicting Ordinance Provisions. If the provisions of this ordinance conflict with the provisions of any other ordinance contained in the Code of Ordinances, the provisions of this ordinance shall control. The Performance Standards set forth in Article XXIII of the Code shall not be construed to allow any activity at the GBP which is contrary to its stated purpose.

36.10 Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudications shall not affect the validity of the

ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.