

NOTE: Throughout this Article, permitted uses and special exceptions are organized by categories of use, such as "resource production" uses and "institutional" uses. The language introducing each category of use shall of itself carry no legal meaning, but rather serves an organizational purpose only.

Section 14. Business Park District (BP)

A. Purposes

The purpose of the Business Park District is to provide for an area centered along Route 1 where businesses can be established and grow without creating unsightly "strip development." The Comprehensive Plan establishes a goal for this area of allowing needed business growth without undue traffic congestion or giving up an attractive entry into the community. The emphasis in this district is on a mix of manufacturing, offices, and commercial activities that do not generate high volumes of traffic moving on and off Route 1.

B. Permitted Uses

The following uses are permitted in the Business Park District:

1. The following resource protection uses:
 - 1-1 Forest management
 - 1-2 Harvesting of wild crops
2. The following institutional uses:
 - 2-1 Municipal uses
3. The following commercial uses:
 - 3-1 Auto repair garages
 - 3-2 Business and professional offices
 - 3-3 Business services
 - 3-4 Commercial schools
 - 3-5 Eating places, provided that any such use which exceeds 2,000 square feet shall meet the definition of "low volume retail" in terms of its generation of traffic (see definition of Retail Sales)
 - 3-6 Motor vehicle retail sales and service
 - 3-7 Rental of equipment
 - 3-8 Retail sales, provided that any retail use which exceeds 2,000 square feet shall meet the definition of "low volume retail" (see definition of Retail Sales)
 - 3-9 Veterinary clinics
 - 3-10 Warehouses
 - 3-11 Wholesale sales
4. The following recreation and marine uses:
 - 4-1 Outdoor recreation
5. The following industrial uses:
 - 5-1 Boat building
 - 5-2 Manufacturing
 - 5-3 Research and development
 - 5-4 Testing facilities
 - 5-5 Tradesmen's shops
 - 5-6 Adult Use Marijuana Testing Facility
6. The following utility uses:
 - 6-1 Essential services

7. The following accessory uses:
 7-1 Accessory buildings and uses

C. Special Exceptions

The following uses may be permitted only upon approval as special exceptions in accordance with Article 7 of this Ordinance:

1. The following utility uses:
 1-1 Public utilities
 1-2 Telecommunications Facilities

D. Prohibited Uses

- (1) Manufacturing and warehousing uses which are obnoxious, offensive, or detrimental to the abutters, the neighborhood, or the Town by reasons of special danger of fire or explosion, pollution of water ways, emission of corrosive, toxic, or disagreeable odors, offensive noises, or other objectionable characteristics such as, but not limited to, glare of light at night, heavy vibration, or noise.
- (2) Uses not allowed as permitted uses or special exceptions are prohibited within this district.

E. Standards

- (1) Space and Bulk Standards

The following space and bulk standards shall apply in the Business Park District:

Minimum net lot area	40,000 sq. ft.
Minimum lot width	100 feet, except that any lot fronting directly upon and gaining its access from Route 1 shall have a minimum lot width of 200 feet.
Minimum setbacks	
Front yard	35 feet, except that any lot fronting upon and gaining its access from Route 1 shall have a minimum front yard setback of 50 feet.
Side yards	35 feet
Rear yard	35 feet
Shoreland area	Per Article 8, Section 16
Maximum height	40 feet
Maximum lot coverage	33 percent

Minimum width of green perimeter strip	20 feet, within the green perimeter strip along Route 1 existing trees of six inches in diameter at breast height shall be preserved except as may be necessary for a driveway across the green perimeter strip and to achieve required sight distances from the driveway.
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(2) **Conceptual Plan Required**

- (a) Any application for new development on or subdivision of a lot of two or more acres in existence as of the effective date of this Ordinance shall, if the proposal does not cover the entire site, be accompanied by a conceptual plan for the use of the remainder of the site. The conceptual plan shall show, at a minimum, natural constraints, such as wetlands, that exist on the rest of the site, the potential locations of other lots or development on the site, the way in which roads, driveways, and pedestrian ways will serve the future lots or development, and the way in which all proposed development will relate to and potentially connect with adjacent lands.
- (b) To the greatest extent possible, the conceptual plan shall demonstrate that future lots created from the site and development on the site will share access to and minimize curb cuts along Route 1, that provision has been made for convenient, direct connections between all lots or developments, and that provision has been made to avoid wetlands and other significant natural resources.

(3) **Performance Standards**

Uses within the Business Park District shall conform to all applicable performance standards of this Ordinance, including but not limited to the following:

- (a) Soils Article 10, Section 2
- (b) Private outdoor lighting Article 10, Section 6
- (c) Signs Article 10, Section 7
- (d) Off-street parking Article 10, Section 9

F. Overlay Districts

- (1) Any lot or use within the Shoreland Overlay District shall additionally comply with the provisions of Article 8, Section 16, and of Article 10, Section 3, of this Ordinance.
- (2) Any lot or use within the Historic Preservation Overlay District shall additionally comply with the provisions of Article 8, Section 17, and of Article 12 of this Ordinance.

G. Flood Plains

Any construction or development within a flood plain, as defined by the Kennebunk Flood Plain Management Ordinance, shall additionally comply with the terms of that ordinance.

H. Site Plan Review

Any proposals as described in Article 11 (Site Plan Review), Section 3 of this Ordinance shall be subject to site plan review and approval prior to receipt of a building permit or plumbing permit.