

# Eastlake Business District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

## Accessory Uses

- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Occasional sales – garage sales
- Solar collectors
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

## Agricultural Uses

- Community garden

## Industrial Uses

- Mining (SUP)
- Well sites or production sites

## Institutional/Community Service Uses

- Church (SUP)
- Cultural arts facilities
- Day care facility
- Group homes
- Limited fundraising events (L)

## Lodging Uses – None allowed

## Office Uses

- Financial institution without drive-in window
- General office
- Medical clinic

## Recreation Uses

- Neighborhood park or playground

## Residential Uses

- Multiple dwellings

## Retail and Personal Service Uses

- Bar, lounge or tavern

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

- Catering service
- Clubs and lodges – nonprofit (SUP)
- Dry cleaning, laundry store
- Furniture stores
- General merchandise or food store 3,500 sq. ft. or less
- Household equipment and appliance repair
- Personal service use
- Restaurant without drive-in or drive-through

### Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary donation collection bin (TUP)
- Traveling show, carnival, circus or special event (TUP)

### Transportation Uses

- Transit passenger shelter

### Utility and Public Service Uses

- Library
- Local utilities
- Police and fire stations (SUP)
- Post office
- Utility or government installation other than listed (SUP)

### Wholesale, Distribution and Storage Uses

- Recycling collection center (L)

### Wireless Telecommunication Uses

- Commercial radio or TV facility (SUP)
- Commercial satellite dish (SUP)
- Mobile telephone facility (SUP)
- Public safety telecommunication facility

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Requirement for Zoning District

*EASTLAKE BUSINESS*

*Minimum Lot Size*

a) No minimum lot size for nonresidential or mixed use structures.

b) Minimum lot size of 1,600 sq. ft. per dwelling unit.

*Building Setbacks:* Front, side and rear yards are determined through development permit review. For this district the following building setback criteria shall be applicable:

*Minimum*

*Maximum*

*Permitted*

*Required*

Front

a) Principal structure: All buildings must be built to front property line.

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b) Parking: 25 feet

Side

a) Principal structure: 0 feet

Principal structure: 0 feet

b) Accessory structures: 5 feet

Corner side yard

N/A

N/A

Rear

a) Principal structure: 20 feet

None

b) Garage opening on an alley: 5 feet

<i>Maximum Lot Coverage</i>	a) Maximum lot coverage in this district is 75 percent.
	b) 80 percent minimum continuous lot frontage required.
<i>Maximum Dwelling Unit Density</i>	No maximum
<i>Floor Area</i>	Maximum floor area ratio is 1.0 for single-use structures and 1.5 for mixed-use.
<i>Maximum Building Height</i>	a) Maximum height in the district is 35 feet.
	b) Maximum height of accessory structures is 16 feet.
<i>Additional requirements</i>	Maximum building size is 5,000 sq. ft.
	(Ord. No. 3132, § 25, 5-11-10; Ord. No. 3165, § 1, 4-12-11)