

# Employment Center 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
- Golf safety net (SUP)
- Solar Collectors
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

## Agricultural Uses

- Community garden
- Crop production (L)

## Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Industrial – inside (high risk) (SUP)
- Industrial – inside (not high risk)
- Marijuana testing facility
- Mining (SUP)
- Well sites or production sites

## Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church
- Cultural arts facilities
- Day care facility
- Hospitals and sanitariums
- Limited fundraising events (L)
- Schools, public and private (SUP)

## Lodging Uses

- Hotels and motels

## Office Uses

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

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

## Recreation Uses

- Community park, recreation center or golf course
- Country club with private membership
- Neighborhood park or playground
- Private recreation center, club or area

## Residential Uses – None Allowed

## Retail and Personal Service Uses

- Bar, lounge or tavern
- Business school
- Catering service
- Clubs and lodges – nonprofit
- Commercial amusement – inside
- Commercial amusement – outside
- Dry cleaning, laundry store
- General merchandise or food store 3,500 sq. ft. or less
- Job printing
- Liquor store (SUP)
- Personal service use
- Restaurant without drive-in or drive-through
- Technical and trade schools (SUP)
- Theater

## 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)
- Temporary grazing (TUP)
- Traveling show, carnival, circus or special event (TUP)

## Transportation Uses

- Heliports (SUP)
- Transit passenger shelter

## Utility and Public Service Uses

- Commercial radio and TV station (SUP)
- Electric substation and gas regulator station (SUP)
- Library
- Local utilities
- Police and fire stations
- Post office

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks (SUP)

#### Wholesale, Distribution and Storage Uses

- Freight terminal
- Office showroom/warehouse
- Warehouse

#### Wireless Telecommunication Uses

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

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

**DEVELOPMENT STANDARDS BY ZONING DISTRICT**

Standard	Requirement for Zoning District
	<i>EMPLOYMENT CENTER</i>
Minimum Lot Size	a) No minimum lot size for office and hotel buildings.
	b) Minimum lot size 40,000 square feet for other uses.
	c) Minimum zoning district size is 5 acres.
Minimum Lot Frontage	Minimum lot frontage on a public street for all uses in this district is 150 feet.
Minimum Lot Depth	Minimum lot depth for all uses in this district is 150 feet.

*Building Setbacks:* Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

	<i>Minimum permitted setback</i>		<i>Maximum required</i>
	<i>Office and hotel buildings</i>	<i>Other uses</i>	
Front	a) 50 feet	a) 30 feet	None
	b) Every part of a required front yard shall be open and unobstructed from a point 30 inches above the ground level to the sky. This requirement shall not apply to living plant material, art, lighting fixtures, flagpoles, mailboxes or fences, but shall be compliant with the visual obstruction regulations in Section 18-567	b) Every part of a required front yard shall be open and unobstructed from a point 30 inches above the ground level to the sky. This requirement shall not apply to living plant material, art, lighting fixtures, flagpoles, mailboxes or fences, but shall be compliant with the visual obstruction regulations in Section 18-567	

Side	a) Abutting residentially zoned property: 75 feet	a) Abutting residentially zoned property: 50 feet	None
	b) Abutting any type of street: 50 feet	b) Abutting any type of street: 30 feet	
	c) All others: 25 feet	c) All others: 25 feet	
Rear	a) Abutting residentially zoned property: 100 feet	a) Abutting residentially zoned property: 75 feet	None
	b) Abutting property zoned other than residential: 50 feet	b) Abutting property zoned other than residential: 25 feet	
	c) Abutting any type of street: 50 feet	c) Abutting any type of street: 30 feet	
<i>Other Requirements</i>	a) The ordinary extensions of awnings, eaves, balconies, and architectural appendages may extend five feet into the required front, side and rear yards.		
	b) Minimum distance between structures on the same lot or parcel:		
	1. For office and hotel buildings, 20 feet plus one-half the structure height over 40 feet.		
	2. For other uses, 20 feet.		
<i>Lot Coverage</i>	a) Maximum lot coverage in this district for office and hotel buildings is 65 percent.		
	b) Maximum lot coverage in this district for other uses is 55 percent.		
	c) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.		
<i>Dwelling Unit Density</i>	No dwelling units permitted		
<i>Floor Area Ratio</i>	a) Maximum floor area ratio for hotel and office buildings is 4.0.		
	b) Maximum floor area ratio for other uses is 2.0.		

<i>Maximum Building Height</i>	a) Maximum height in this district for office and hotel buildings is 120 feet.
	b) Maximum height in this district for other uses is 50 feet.
	c) Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Section 18-452
(Ord. No. 3115, § 4, 10-13-09; Ord. No. 3165, § 1, 4-12-11)	