

Eastlake Office 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)
- Schools, public and private (SUP)

Lodging Uses – None allowed

Office Uses

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

Recreation Uses

- Neighborhood park or playground

Residential Uses

- Bed and breakfast (SUP)
- Multiple dwellings

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

Retail and Personal Service Uses

- Catering service
- Clubs and lodges – nonprofit (SUP)
- Nursery, garden shop, and plant sales (SUP)
- 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 (SUP)

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>EASTLAKE OFFICE</i>
<i>Minimum Lot Size</i>	a) No minimum lot size for nonresidential.
	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:

	<i>Minimum Permitted</i>	<i>Maximum Required</i>
Front	a) Principal structures: 0 feet	Principal structures: 15 feet
	b) Accessory structures: 15 feet	
	c) Parking: 15 feet	None
Side	a) Principal structure: 5 feet	None
	b) Accessory structures: 5 feet	
Corner side yard	All structures: 15 feet	
Rear	a) Principal structure: 10 feet	None
	b) Garage opening on an alley: 5 feet	

<i>Maximum Lot Coverage</i>	Maximum lot coverage in this district is 60 percent.
<i>Maximum Dwelling Unit Density</i>	Maximum dwelling unit density is 11.99 units per acre.
<i>Floor Area</i>	Maximum floor area ratio is 0.5.
<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)