

Eastlake TOD 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
- Home occupation (L)
- Occasional sales – garage sales
- Solar collectors
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Commercial greenhouse and nursery
- Crop production

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Church
- Cultural arts facilities
- Day care facility
- Group homes
- Limited fundraising events (L)
- Schools, public and private (SUP)

Lodging Uses

- Hotels and motels (SUP)

Office Uses

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

Recreation Uses

- Neighborhood park or playground

Residential Uses

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

- Multiple dwellings

Retail and Personal Service Uses

- Bar, lounge or tavern
- Catering service
- Clubs and lodges – nonprofit
- Dry cleaning, laundry store
- General merchandise or food store 3,500 sq. ft. or less
- Household equipment and appliance repair
- Nursery, garden shop, and plant sales
- Personal service use
- Restaurant without drive-in or drive-through

Temporary Uses

- Christmas tree lots (TUP)
- Farmers' market (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (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 TRANSIT ORIENTED DEVELOPMENT</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.	
<i>Building Setbacks:</i> 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	Front, side and rear yards are determined through development permit review.	
Side		
Corner side yard		
Rear		
<i>Maximum Lot Coverage</i>	Maximum lot coverage in this district is 75 percent.	
<i>Maximum Dwelling Unit Density</i>	Maximum dwelling unit density is 18 units per acre.	
<i>Floor Area</i>	Maximum floor area ratio is 1.5.	

<i>Maximum Building Height</i>	a) Maximum height in the district is 50 feet.
	b) Maximum height of accessory structures is 16 feet.
<i>Additional Requirements</i>	None.
	(Ord. No. 3132, § 25, 5-11-10; Ord. No. 3165, § 1, 4-12-11)