

Article 4 - EMPLOYMENT DISTRICTS

28-71. - Purpose and intent.

Employment zoning districts are intended to make property available for uses that provide employment opportunities, including general office and industrial, and retail and commercial uses supporting these primary uses.

The following employment districts are established:

- (a) Commerce Park (CP). The purpose of the Commerce Park District is to accommodate employment uses including administrative, medical, and research industries, offices, hotels and light manufacturing. Associated support commercial uses are also included within this district. The Commerce Park is intended to meet the following objectives:
 - (1) Encourage a campus-style development.
 - (2) Development that is compatible with surrounding and adjacent uses, generally occurring within enclosed buildings.
 - (3) A district that provides flexibility to respond to the city's land use and economic needs while projecting a highly desirable and unified appearance along public streets.
 - (4) Promote an efficient circulation system that includes attractive streetscapes and functional pedestrian areas.
- (b) General Industrial (A-1). The purpose of the General Industrial District is to accommodate warehousing, wholesaling, assembly, and heavy manufacturing of an intensive nature, often involving open uses and/or storage, large scale machinery and structures.

28-72 - Land use matrix.

The following land use matrix shows the uses that are permitted outright (P), permitted subject to a conditional use permit (C), permitted with conditions provided herein (PC), as an accessory use to an otherwise permitted use (A) or prohibited (-) in specific employment zoning districts in the City of Avondale. The land use matrix is intended to serve as a guide for the convenience of the user of this zoning ordinance. Where the text of this zoning ordinance differs from the land use matrix, the text shall prevail. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this section and such use is not otherwise prohibited by law, the zoning administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to section 28-5 of this ordinance.

LAND USE	CP	A-1
----------	----	-----

Ambulance dispatch facility	P	P
Animal shelter	-	C
Auto body and engine repair, upholstery, painting facilities, and similar uses for trucks, automobiles, boats, motorcycles, recreational vehicles, and similar	-	P
Aviation related business, including aircraft repair, sales and service	-	C
Banks and chartered financial institutions	P	-
Business support services - photocopy centers, office supply stores, and package delivery services.	P	C
Catering	P	P
Child care center	C	-
Clinic for dental and medical	P	-
Contractor's materials storage yard	-	P
Data and call centers	P	P
Day laborers hiring center	-	C
Design centers	P	P
Distribution of products manufactured or assembled onsite	A	A
Dry cleaning drop-off establishment	P	-
Dry cleaning plant	-	P
Employment agency	P	-

Emissions testing facility	-	P
Extraction of rock, sand, gravel, etc. operations	-	C
Garages for repair of trucks, buses and heavy equipment	-	P
Government offices and facilities - federal, state, county and city.	P	P
Health and exercise centers, intended to serve the surrounding employment uses (maximum 10,000 square feet gross building area)	P	-
Hospital	P	-
Hotel and conference center	P	-
Impound lot	-	C
Laboratories for product development, testing, experimenting and investigating - bio-science, medical, dental, pharmaceutical, electronic and similar uses.	P	P
Landscaping and agricultural supplies and equipment, wholesaling, and storage	-	P
Manufacturing and assembly, light	P	P
Manufacturing and assembly, heavy	-	P
Manufacturing of hazardous materials (explosives, chemicals, dry ice, gases, gasoline, petroleum, paints, varnishes, and other similar) manufacturing or processing	-	C
Marijuana Establishment	-	PC
Medical, dental, or health offices, excluding plasma centers and medical marijuana uses	P	-

Medical Marijuana Dispensary	-	PC
Mini-storage warehouse, excluding outdoor storage of vehicles or trailers	C	C
Mining or drilling operations	-	C
Mixing plant for cement or paving	-	C
Mobile food vendor	P	P
Motion picture productions (studio)	C	P
Motor vehicle assembly	-	P
Outdoor storage associated with an on-site primary use, excluding vehicles	C	PC
Pharmacy, when integral to a multi-tenant building (no drive-through)	P	-
Processing of meats, fats or oils	-	C
Professional offices	P	P
Public utility facilities	P	P
Recycling facility, metals collecting and crushing	-	C
Restaurant, Full Service (no drive-through)	P	-
Retail sales that primarily support the businesses and employees of the commerce park and not the general population	C	C
Sale of products manufactured or assembled on-site	A	A
Schools, vocational, business, trade, college, university	P	-

Sexually oriented businesses, subject to the requirements of Section 10 of the Zoning Ordinance	-	PC
Signs and monuments, including sales, manufacturing and assembly of signs or sign components	P	P
Transmitting and receiving towers	C	C
Truck and trailer fueling, dispatch and weighing stations	-	C
Urgent care center	P	-
Veterinary hospital, clinic	P	-
Vehicle storage facility, excluding dead vehicle storage	-	P
Warehousing	A	P
Wholesaling	-	P

P= Permitted use

PC = Permitted use with conditions

C = Conditional use permit

A = Accessory use

- = Not permitted

(Ord. No. 2055-0823, § 14, 8-21-23)

28-73 - Uses permitted with conditions.

Based upon site plan review, land uses listed in the land use matrix as "permitted with conditions" may be subject to additional conditions of approval if deemed necessary to protect the health, safety, and public welfare.

- (a) In addition to, and in no way limiting the general nature of this section, medical marijuana dispensaries and marijuana establishments are allowed in certain general industrial districts as set forth above, so long as such uses are in compliance with the requirements of article 13

of this zoning ordinance.

- (b) In addition to, and in no way limiting the general nature of this section, sexually oriented businesses are allowed in certain general industrial districts as set forth above, so long as such uses are in compliance with the requirements of article 10 of this zoning ordinance
- (c) Outdoor storage associated with an on-site primary use is permitted in the A-1 District, subject to the following conditions:
 - (1) Storage areas must be fully screened.
 - (2) Screen walls must be constructed of concrete and/or masonry block with exterior finishes to match the primary building.
 - (3) Storage area gates must be opaque.
 - (4) Stored materials shall not exceed the height of the lowest adjacent wall.

28-74 - Uses permitted with a conditional use permit.

The land uses listed in the land use matrix as being permitted subject to a conditional use permit shall require approval of a conditional use permit through the process set forth in article 1 of this zoning ordinance prior to approval of a site plan.

28-75 - Development standards.

The following development standards shall apply to all real property zoned CP and A-1.

- (a) All activities, except as allowed by conditional use permit or permitted with conditions that indicate otherwise as listed in the land use matrix, shall be conducted entirely within enclosed buildings.
- (b) Within the CP District, warehousing or indoor storage of goods or material incidental to permitted uses shall be allowed.
- (c) All new buildings and uses of land or substantial additions to or remodeling of existing buildings/uses shall be subject to site plan review in accordance with article 1 of this zoning ordinance.
- (d) The following table outlines the minimum development standards within each district:

District	CP	A-1
Maximum height	35'	45'
Maximum building coverage	50%	-

Minimum setbacks: Front yard	25'	30'
Side yard	15'	10'
Rear yard	15'	10'
Street side	25'	30'
Adjacent to a residential zoning district or use*	50'	75'

* Not applicable to manufactured home parks.

28-76 - Design standards.

The design manuals adopted by city council and maintained by the zoning administrator or designee shall serve as guidelines for site and architectural design in all districts.

28-77—28-90 - Reserved.