

Chapter 17.44 - EC EMPLOYMENT CENTER ZONE

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17.44.010 - Purpose.

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The purpose of the EC zone is to encourage the development of light assembly, manufacturing, and research and development uses, which are compatible with surrounding neighborhoods and environment. Permitted uses shall be primarily employment oriented, with incidental retail sales permitted with approved uses. This zone shall be consistent with the Employment Center designation of the General Plan.

(Ord. 87-2 § 4.08-01, 1987)

17.44.020 - Principal permitted uses.

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In the EC zone, the following uses are permitted:

A.

Any light assembly or manufacturing use that is conducted completely within a building, does not involve outside storage, and does not generate noise in excess of the levels allowed by the city's noise ordinance, or glare to the surrounding properties.

B.

Research and development, administrative engineering, laboratories, and related activities;
C.

Manufacture, assembly, testing, repair, and incidental sales of any components, devices, equipment, and systems relating to electronics, medical supplies, and scientific or mechanical instruments;

D.

Artists' studios, craft work shops and cabinet shops;

E.

Any similar use, consistent with the purpose and intent of the zoning district, as determined by the planning commission or city council.

(Ord. 87-2 § 4.08-02, 1987)

17.44.030 - Accessory uses.

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In the EC zone, the following are accessory uses:

- A.
- Personal services and retail business primarily for the convenience of employees of the principal permitted use;
- B.
- Recreation facilities for the convenience of employees of the principal permitted uses, only when conducted as accessory uses on the parcel occupied by the principal use;
- C.
- Residence for occupancy by a caretaker or watchman employed for the protection of the principal permitted use.

(Ord. 87-2 § 4.08-03, 1987)

17.44.040 - Conditional uses.

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In the EC zone, the following are conditional uses:

- A.
- Child care facilities with up to thirty-five children;
- B.
- Any of the above uses with outside storage;
- C.

Any use involving incidental retail sales;

D.

Public and quasi-public uses;

E.

Convalescent hospitals;

F.

Business services, including advertising, credit, bookkeeping, employment and similar agencies, business and management consultants, stenographic, duplicating, blueprinting, photocopying and messenger services;

G.

Health clubs and lodge and fraternal organizations.

(Ord. 87-2 § 4.08-04, 1987)

17.44.050 - Height regulations.

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In the EC zone, the height regulation is thirty-five (35) feet.

(Ord. 87-2 § 4.08-05, 1987)

17.44.060 - Development standards.

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The following minimum requirements shall be observed in the EC zone, except where increased for conditional uses or when abutting a residential use, in which case the bufferyard standards of Section [17.80.080](#) of this title shall apply:

A.

Lot width, sixty feet;

B.

Front yards, twenty-five feet, except that where the frontage between two intersecting streets is located partly in this zone and partly in an R1 zone, the front yard requirement of the R1 zone shall apply to this zone;

C.

Side Yards.

1.

Interior, nine feet, except for unattached accessory uses, unless there is a party wall, in which case it shall be five feet;

2.

Street side of corner lot, ten feet;

D.

Rear yards, 10 feet, except for unattached accessory uses, unless there is a party wall, in which case it shall be five feet;

E.

Lot coverage shall not exceed seventy-five percent of the total lot area, except when the lot abuts a residentially zoned area, in which case the lot coverage shall not exceed fifty percent.

(Ord. 87-2 § 4.08-06, 1987)

17.44.070 - Other required conditions in the EC zone.

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A.

All uses are subject to the provisions of [Chapter 17.80](#) of this title.

B.

All uses shall be conducted wholly within a completely enclosed building, except for off-street parking, loading facilities, or as otherwise approved by a conditional use permit.

C.

Landscaping. An area the width of the property and a depth of fifteen feet as measured from the front and/or side street property lines and the paved edge or inside curb face of the public street or inside edge of the sidewalk if it adjoins the curb shall be permanently landscaped with plant materials as defined in [Chapter 17.80](#) of this title, and shall be maintained thereafter in an attractive and well-kept condition. Sidewalks and driveways shall be excepted therefrom. The additional landscaping standards of [Chapter 17.80](#) of this title shall apply.

(Ord. 87-2 § 4.08-07, 1987)