

Chapter 2.6: Employment Districts

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2.601 Purposes

The purposes of employment districts established in this Chapter are to:

- A. Provide for a range of employment uses at appropriate intensities and locations.
- B. Protect areas for employment uses from incompatible uses.
- C. Protect adjacent uses from potential adverse impacts of employment uses by setting forth standards for compatibility.
- D. Provide for professional and general office uses at appropriate scales and locations.
- E. Establish a district for uses that combine service, retail and light industrial activities.
- F. Ensure land use compatibility with residential and other adjacent uses.
- G. Encourage quality and variety in building and landscape design.
- H. Improve the appearance of properties from public rights of way.

2.602 Land Use Regulations

The employment districts are:

Office (O). This district permits small to medium scale, single- or multi-story medical, professional, and service-type office uses.

Service Business (SB). This district permits a combination of light industrial, service and retail uses, often in structures built for light industrial activity. Manufacturing, contractors' yards and uses requiring frequent visits by heavy trucks are not permitted.

Light Industrial (LI). This district permits employment uses of moderate intensity such as assembly, light manufacturing, processing, vehicle and

equipment service, research and development, general offices, storage and distribution.

General Industrial (GI). This district permits more intense employment uses that may not occur in buildings and that require access for heavy trucks, such as manufacturing, food and materials processing and packaging, warehousing and storage, waste management, motor vehicle and heavy equipment storage and repair, utilities and freight/truck terminals.

2.603 Land Use Regulations

- A. **Regulations.** Table 2.603: Land Use Regulations – Employment Districts sets forth the land use regulations for employment districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.603: Land Use Regulations – Employment Districts.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.509: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Chapter 5.4: Use Permits.

"C" designates uses that require a Conditional Use Permit pursuant to Chapter 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Chapter 6: Use Definitions. If a proposed use is not listed in the Use Definitions, the Planning and Zoning Officer shall determine if the proposed use is substantially similar to a permitted use; in that event, the Planning and Zoning Officer shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.603: Land Use Regulations – Employment Districts below, or not assigned to a Use Definition pursuant to Section 2.603.B: Unlisted Uses, are prohibited.
- D. **Additional Development Regulations.** Additional use and development regulations for employment districts are set forth in Section 2.605: Additional Use and Development Regulations.

Table 2.603 Land Use Regulations – Employment Districts					
Use Classification	O	SB	LI	GI	Additional Regulations
Adult Arcade	--	--	P	P	See Title 3-17
Adult Bookstore, Adult Novelty Store, or Adult Video Store	--	--	P	P	
Adult Motion Picture Theater	--	--	P	P	
Adult Show or Adult Theater	--	--	P	P	
Amateur Radio Facilities	P, LI	P, LI	P, LI	--	See Chapter 4.8
Ambulance Services	--	P	P	--	
Animal Services					See Section 4.507
<i>Animal Shelter</i>	--	C	C	--	
<i>Animal Training</i>	--	P	P	--	
<i>Kenel</i>	--	P	P	--	
Automated Teller Machine (ATM)	P	P	P	P	
Automated Teller Machine (ATM), Remote	A	--	A	--	
Banks and Other Financial Services Institutions	P	--	--	--	
Banquet Facility	C	--	--	--	
Brewery	--	--	P	P	
Brewpub	--	--	P,L6	P,L6	
Building Maintenance Services	--	P	P	P	
Building Material and Home Improvement Sales and Service, Wholesale	--	--	P	P	
Business Services	P	P	P	--	
Call Center	C	--	P	P	
Cannabis Cultivation Center	--	--	P	P	
Child Day Care	P	C	C	--	
Colleges, Public or Private	P	--	P	--	
Contractor's Yard	--	--	P, L4	P, L4	
Crematorium	--	--	P	P	
Dry Cleaning and Laundry Central Plant	--	--	P	P	
Eating and Drinking Establishments					
<i>Restaurants, Full Service</i>	--	--	P	--	
<i>Restaurants, Limited Service</i>	P, L2	P	P, L2	P, L2	
Entertainment and Recreation, Indoor					
<i>Large-Scale</i>	--	C	P	P	
<i>Small-Scale</i>	--	P	P	--	
Entertainment and Recreation, Outdoor					
<i>Large-Scale</i>	--	C	--	--	
<i>Small-Scale</i>	--	C	--	--	
Firing Range, Indoor	--	--	C	C	
Food Preparation					
<i>Large-Scale</i>	--	--	P	P	
<i>Small-Scale</i>	--	P	P	--	
Funeral and Undertaking Services	C	--	--	--	
Haunted House	--	T	T	--	
Health Care Facilities					
<i>Hospital</i>	C	--	--	--	
<i>Medical Offices and Clinics</i>	P	P	--	--	
<i>Urgent Care Facility</i>	P	--	--	--	
Heliport/Helipad	--	--	C	C	
Hotels and Commercial Lodging	P	C	--	--	
Instructional Services, Specialized	P	P	P	--	

Table 2.603 Land Use Regulations – Employment Districts					
Use Classification	O	SB	LI	GI	Additional Regulations
Laboratories, Commercial	P	P	--	--	
Laboratories, Industrial	--	--	P	P	
Mail Order, Catalog or Internet Sales	--	P	P	P	
Maintenance and Repair Services	--	P	P	--	
Manufacturing and Assembly					
<i>Artisan</i>	--	P	P	--	
<i>Light</i>	--	--	P	P	
<i>General</i>	--	--	P	P	
<i>Heavy</i>	--	--	--	P	
Mining and Quarrying	--	--	--	C	
Offices, General	P	P	P, LI	P, LI	
Outdoor Driving Range	--	--	C	C	
Over-The-Air Reception Device	P, LI	P, LI	P, LI	P, LI	See Chapter 4.8
Public Safety Facilities	P	P	P	P	
Research and Development	--	P	P	P	
Residential, Permanent	P	--	--	--	
<i>Loft Unit</i>					
Retail Sales, General	--	P, L3	P, L3	P, L3	
Salvage Yards or Junkyards	--	--	--	C	
Satellite Dish Antenna, Large	P, LI	P, LI	P, LI	P, LI	See Chapter 4.8
Storage, Business Property	--	--	P, L4	P, L4	
Storage, Personal Property					
<i>Indoor</i>	--	P	P	--	
<i>Outdoor</i>	--	C	C	C	
Swap Meet, Flea Market and Auction					See Section 4.509
<i>Indoor</i>	--	P	P	--	
<i>Outdoor</i>	--	--	T	--	
Utilities					
<i>Facilities</i>	A	A	A	A	
<i>Service Yard</i>	--	--	A	A	
<i>Well Site</i>	A	A	A	A	
Vehicle Equipment Sales, Leasing and Services					See Section 4.512
<i>Commercial Vehicle/Equipment Sales and Rental, New and Used</i>	--	--	P	P	
<i>Fueling Facility, Alternative</i>	P	P	P	P	
<i>Fueling Facility, Fleet</i>	--	--	P	P	
<i>Motor Vehicle Sales and Leasing, New & Used – Internet Based</i>	--	--	C, L5	C	
<i>Motor Vehicle Sales and Leasing, New & Used</i>	--	--	C, L5	C	
<i>Non-Commercial Vehicle Rental</i>	--	P, L5	P	--	
<i>Vehicle Services, Heavy</i>	--	C	P	P	
<i>Vehicle Services, Light</i>	--	C	P	--	
Warehousing					
<i>Freight/Truck Terminal and Warehouse</i>	--	--	P	P	
<i>Petroleum and Gas Storage</i>	--	--	P	P	
<i>Information</i>	C	--	P	P	
Waste Management					
<i>Hazardous Waste Collection and Transfer Facility</i>	--	--	--	C	
<i>Hazardous Waste Disposal Facility</i>	--	--	--	C	

Table 2.603 Land Use Regulations – Employment Districts					
Use Classification	O	SB	LI	GI	Additional Regulations
Waste Management (<i>Continued</i>)					
Non-Hazardous Waste Collection and Transfer Facility	--	--	--	P	
Non-Hazardous Waste Disposal Facility	--	--	--	C	
Non-Hazardous Material Recycling Collection Facility	--	--	--	C	
Wireless Communication Facilities	--	--	A	A	
Limitations					
L1:	Only as a use incidental to the principal use of the property.				
L2:	Drive-through facilities prohibited.				
L3:	Only as a use incidental to the principal use of the property. Retail uses shall not exceed 1000 sq. ft. Gross Floor Area (GFA).				
L4:	Permitted on properties with a principal structure. A Conditional Use for properties without a principal structure.				
L5:	Only as an incidental use to Vehicle Services, Light and Vehicle Services, Heavy. Motor Vehicle Sales and Leasing shall be conducted indoors and limited to 10 percent of the GFA of the principal use.				
L6:	Permitted as an Accessory Use to a Brewery Use				

2.604 Site Development Regulations

Table 2.604: Site Development Regulations – Employment Districts sets forth the site development regulations for employment districts, which are in addition to the development regulations set forth in Section 2.605: Additional Use and Development Regulations and Chapter 4. Letter designations in the Additional Regulations column refer to regulations that follow Table 2.604: Site Development Regulations – Employment Districts.

Table 2.604: Site Development Regulations – Employment Districts					
Standards	O	SB	LI	GI	
Maximum Principal Building Height (ft.)	35	35	45	75	(A, B, C)
Maximum Accessory Building Height (ft.)	20	20	20	20	
Minimum Principal Building Setback (ft.)					
Front	25	25	30	20	
Side (Corner)	20	20	30	20	
Side (Transitional to Residential)	25	25	30	30	(D)
Side (Commercial/Office/Public Facility/Institutional)	10	10	20	20	
Side (Employment)	10	10	0/10	0/10	
Rear (Transitional to Residential)	20	20	45	45	(D)
Rear (Non-residential)	15	20	30	0/15	
Separation between Buildings (ft.)	15	15	15	15	
Single story	20	20	20	20	
Multiple story					
Accessory Building Setbacks	--	--			(E)
Minimum Required Perimeter Landscape Area (ft.)					
Front (Arterial street)	25	25	25	20	(F, G)
Front (Collector or local street)	20	20	10	10	(F, G)

Table 2.604: Site Development Regulations – Employment Districts					
Standards	O	SB	LI	GI	
Minimum Required Perimeter Landscape Area (ft.) (Continued)					
Side (Arterial)	20	20	30	30	(F, G)
Side (Collector or local)	20	20	20	20	(F, G)
Side (Residential)	20	20	25	20	
Side (Commercial/Office/Public Facility/Institutional)	10	10	15	20	
Side (Employment)	10	10	0	0	(H)
Rear (Residential)	20	20	30	30	
Rear (Commercial/Office/ Public Facility/Institutional)	15	15	0/15	0/15	
Rear (Employment)	10	10	10	0/10	(H)
Landscaping (% of net lot area)	15	10	10	5	See Chapter 4.3
Additional Landscaping					(I)
Transitional Setback Landscaping					As Specified by Required Setback, See 4.303.N.4
Building Setback to Parking (ft.)					See Section 4.203.N
Off-Street Parking and Loading					See Chapter 4.2
Exterior Parking Light Standards, maximum height (ft.)	15	15	20	25	See Section 4.103
Exterior Storage Area Light Standards, maximum height (ft)	--	20	25	30	See Section 4.103
<p>A. Principal Building Height Increase. Principal Building height above that permitted in the O District may be granted through the issuance of a Conditional Use Permit pursuant to Chapter 5.4: Use Permits. This provision does not apply to Wireless Communication Facilities.</p> <p>B. Height Limitation Near Residential Properties. Principal Building height in the LI District is limited to 35 feet for portions of the building within 100 feet of a property designated for residential use in the Comprehensive Plan.</p> <p>C. Principal Building Step-Back for Offices. Office buildings shall be set back above the second floor by 1 foot for every 1 foot that the building exceeds 35 feet in height, up to a maximum of 10 feet.</p> <p>D. Employment Uses Adjacent to Residential Districts.</p> <ol style="list-style-type: none"> 1. Employment activity occurring within 50 feet of property designated for residential use in the Comprehensive Plan shall be conducted within an enclosed building. No part of the building within 50 feet of the residentially classified property shall contain bay or roll-up doors or similar service openings. 2. Office uses are limited to 25 feet in height for portions of the building within 50 feet of the property line adjacent to property designated for residential use in the Comprehensive Plan. <p>E. Accessory Buildings shall not be located in a required Principal Building Setback and not between the Principal Building and the Street, except in the LI and GI Districts the building may be located in the required Rear Setback when not adjacent to a property with residential zoning or land use designations, and not in the Minimum Required Perimeter Landscaped Area, but in no case closer than 10 feet to the property line.</p> <p>F. Outdoor Storage Adjacent to Streets. In the GI District all storage within 100 feet of a street shall be within an enclosed building or screened by a solid fence 8 feet in height.</p>					

Standards	O	SB	LI	GI	
G. Street Frontage Landscape. Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs, stormwater management areas and lighting.					
H. Zero Lot Line Landscape Requirements. Where a portion of a building is constructed on the property line, landscaping is required adjacent to that portion of the side or rear property line not occupied by the building.					
I. Additional Landscaping. Where a portion of a property in the LI and GI is visible from a residentially zoned property, the Plan Commission, through Design Review, may require additional landscaping to reduce visibility from the residential property.					

2.605 Additional Use and Development Regulations

- A. **Retail Sales.** The area occupied by retail sales of products manufactured, assembled, processed, or distributed on the site shall not exceed 10 percent of the gross floor area of the use in the LI and GI districts. Other than retail sales permitted in Section 2.603: Land Use Regulations, the retail sale of products not manufactured, assembled, processed, or distributed on the site is prohibited.
- B. **Outdoor Storage and Contractors’ Yards.** In addition to the requirements set forth in Section 4.104: Outdoor Business Property Storage, outdoor storage areas and Contractors’ Yards shall comply with the following requirements. This section does not apply to Outdoor Personal Property Storage.
 - 1. Light Industrial District.
 - a. Area. No maximum.
 - b. Height of Fences and Stored Material. Fences enclosing outdoor storage areas shall be solid and a minimum of 6 and a maximum of 8 feet in height. Fences enclosing outdoor storage areas on properties adjacent to residential uses shall be 8 feet in height.
 - c. Outdoor Equipment Storage. Equipment such as forklifts, scissor lifts and boom trucks shall be retracted to the lowest possible height.
 - d. Location. Outdoor storage areas shall not be located in required landscape areas.
 - e. Fence Design. Slats, boards, or pickets shall have a vertical orientation and a uniform finish.

2. *General Industrial District.*

- a. Area. No maximum.
- b. Height of Fences. Fences enclosing outdoor storage areas shall be a minimum of 8 feet.
- c. Outdoor Equipment Storage. Equipment such as forklifts, scissor lifts and boom trucks shall be retracted to the lowest possible height.
- d. Location. Outdoor storage areas shall not be located in required landscape areas.
- e. Fence Design. Slats, boards, or pickets shall have a vertical orientation and a uniform finish.

3. *Service Business District.*

- a. Area. Outdoor storage areas shall not exceed 50% of the net lot area.
- b. Height of Fences and Stored Material. Fences enclosing outdoor storage areas shall be solid and a minimum of 6 and a maximum of 8 feet in height. Fences enclosing outdoor storage areas on properties adjacent to residential uses shall be 8 feet in height.
- c. Outdoor Equipment Storage. Equipment such as forklifts, scissor lifts and boom trucks shall be retracted to the lowest possible height.
- d. Location. Outdoor storage areas shall not be located in required landscape areas.

C. ***Personal Property Storage.***

- 1. *Indoor.* Indoor Personal Property Storage units shall be used only for the storage of personal property. No residential or commercial use shall be conducted in a storage unit. No hazardous materials shall be stored in a storage unit.
- 2. *Outdoor.* Outdoor Personal Property Storage shall be used only for the storage of personal property. No residential or commercial use shall be conducted in vehicles, trailers or other personal property stored in an Outdoor Personal Property Storage facility.

- D. **Residential Access Prohibited.** Use of employment zoned property to provide primary vehicular access to a residential use is prohibited.
- E. **Outdoor Dining Areas.** Uncovered outdoor dining areas are permitted within the required setback areas adjacent to street frontages, no closer than 10 feet from the property line. Permanent installations shall require Administrative Design Review approval.
- F. **Accessory Buildings.**
1. **Number.** One Accessory Building is allowed on a Light Industrial or General Industrial District Zoning Lot of 5 acres or less. One (1) additional accessory building is allowed for each additional 5 acres or portion thereof on the same Zoning Lot.
 2. **Area.** An Accessory Building cannot exceed 7% of the size of the Principal Structure on the Zoning Lot. On Zoning Lots containing Principal Structures in excess of 100,000 square feet, the Accessory Building may be a minimum of 7,000 square feet up to a maximum of 3% of the size of the Principal Structure; however, in no event can the Accessory Building exceed 10,000 square feet.
 3. **Vehicle Doors.** Vehicle Doors shall not face a lot zoned for Residential Use or designated for Residential Use on the Comprehensive Plan Land Use Map.
 4. **Lighting.** Lighting, other than required by the Building Code shall not be attached to an Accessory Building.
- G. **Silos.**
1. **Design Review Required.** Installation of new silos shall require Administrative Design Review. Administrative Design Review shall evaluate the following location conditions:
 - a. Silo shall be located in a manner to minimize visibility from public streets or areas designated for Residential Use on the Comprehensive Plan.
 - b. Silos shall be placed in a location to not interfere with vehicle movement areas.
 - c. Location review may consider areas to meet business operation requirements.
 2. **Height.** Silos shall be limited to the Maximum Principal Building Height specified in the base Zoning District.
 3. **Setback.** Silos shall meet the Minimum Principal Building setbacks in the base Zoning District

4. **Location.** Silos shall not be located between the Principal Building and a Public Street.
5. **Signage.** Signage, other than required for safety, shall not be placed on silos.
6. **Lighting.** Lighting, other than required by the Building Code shall not be attached to a silo.