

Article 2.6 Employment Districts

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2.601 Purposes

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

- A. Provide for a range of employment uses at appropriate intensities and locations;
- B. Identify areas of the Town for the location of employment uses and protect such areas from incompatible uses;
- C. Protect adjacent uses from potential adverse impacts of employment uses by setting forth standards for compatibility; and
- D. Encourage quality and variety in building and landscape design.

2.602 Employment Districts

The employment districts are:

Business Park (BP). This district permits integrated campus-style office development serving high technology, research and development, office, service and light industrial uses. Limited business service uses serving the development may be permitted. Development will include buildings of quality design in a landscaped setting.

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 2.902: Use Regulations 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 2.902: Use Regulations.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

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

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.902: Use Regulations or not assigned to a Use Definition pursuant to Section 2.603B: Unlisted Uses are prohibited.
- D. **Additional Use Regulations.** Additional use regulations for employment districts are set forth in Section 2.606: Additional Use Regulations.

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 Development Regulations and Division 4: General Regulations. Letter designations in the Additional Regulations column refer to regulations that follow Table 2.604: Site Development Regulations.

Table 2.604: Site Development Regulations – Employment District

Standards	BP	LI	GI	Additional Regulations
Maximum Building Height (ft.) / (Stories)	35/2	55/3	--	
Building Step-back	No	Yes	No	(A)
Minimum Building Setback (ft.)				(B)
<i>Front (Arterial)</i>	25	30	35	
<i>Front (Collector or local)</i>	20	25	30	
<i>Side (Street)</i>	20	20	25	
<i>Side (Residential)</i>	25	75	100	
<i>Side (Commercial/Office/ Public Facility/ Institutional)</i>	15	15	20	
<i>Side (Employment)</i>	0	0	0	
<i>Rear (Residential)</i>	25	75	100	
<i>Rear (Commercial/Office/ Public Facility/Institutional)</i>	15	15	15	
<i>Rear (Employment)</i>	0	0	0	
Separation between Buildings (ft.)				
<i>Single story</i>	15	15	15	
<i>Multiple story</i>	20	20	20	
Minimum Required Perimeter Landscape Area (ft.)				
<i>Front (Arterial)</i>	25	25	25	(C, D)
<i>Front (Collector or local)</i>	20	20	25	(C)
<i>Side (Street)</i>	20	20	25	(C)
<i>Side (Residential)</i>	20	25	30	
<i>Side (Commercial/Office/ Public Facility/Institutional)</i>	15	15	20	(F)
<i>Side (Employment)</i>	5	5	5	(E) (F)
<i>Rear (Residential)</i>	20	30	35	
<i>Rear (Commercial/Office/ Public Facility/Institutional)</i>	15	15	15	(F)
<i>Rear (Employment)</i>	5	5	5	(E) (F)
Landscaping (% of net lot area)	15	--	--	See Article 4.3: Landscape Regulations
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings			
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations			
Exterior Lighting Standards	See Section 4.103: Lighting Standards			

- A. **Building Step-back.** Where a building in the LI district is within 100 feet of property designated for residential use in the General Plan, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required.
- B. **Employment Uses Adjacent to Residential Districts.** Employment activity occurring within 50 feet of property designated for residential use in the General 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.

- C. **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, and lighting.
- D. **Arterial/Arterial Intersection.** A minimum 50 foot wide landscape area shall be established and maintained along arterial street frontages within a distance of 250 feet of an arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage is permitted within the 50 foot wide landscaped area established above if no other access is available.
- E. **Zero Lot Line Landscape Requirements.** Where 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.
- F. Where a side or rear outdoor service area is gated, fully screened, and fully fenced, a perimeter landscape area is not required unless the outdoor service area is adjacent to a land use designated in the General Plan for a residential use; where a gated, fully screened, and fully fenced outdoor service area is adjacent to a residential use, the perimeter landscape area shall only be required to provide non-deciduous trees.

2.605 Additional Development Regulations

- A. **Secure Vehicle Access Points.** Each secure vehicle access point to a parking or storage area shall be set back a minimum of 50 feet from the right-of-way.
- B. **Service Bay Doors.**
 - 1. No part of a building within 50 feet of property designated for residential use in the General Plan shall contain bay or roll-up doors, or similar service openings.
 - 2. Service bays located within 200 feet of property designated for residential use in the General Plan shall not face the adjacent residential property.
 - 3. All service activities shall be conducted within the service bays. No used or discarded vehicle parts, equipment, or disabled, junked, or wrecked vehicles may be located outside the service bays.

2.606 Additional Use Regulations

- A. **Outdoor Storage.** In addition to the requirements set forth in Section 4.104: Outdoor Business Property Storage, outdoor storage areas shall comply with the following requirements. This section does not apply to Outdoor Personal Property Storage.

1. *Business Park.* Outdoor storage is prohibited.
2. *Light Industrial.*
 - a. Area. No maximum.
 - b. Height of Fences. Fences enclosing outdoor storage areas shall be a minimum of 8 feet.
 - c. Location. Outdoor storage areas shall not be located between the front of the building and the street.
3. *General Industrial.*
 - a. Area. No maximum.
 - b. Height of Fences. Fences enclosing outdoor storage areas shall be a minimum of 8 feet.
 - c. Location. No limitation.

B. *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.

C. *Fueling Facility Abandonment.* All Fueling Facility structures and tanks that are unused and/or vacant for 1 year or more are assumed to be abandoned. Abandoned structures and facilities shall be removed; and the fuel tanks shall be removed within 90 days from the date a notice of abandonment is mailed to the property owner. Underground tanks may be filled with an inert material in lieu of removal.

D. *Fueling Facility Reuse.* Fueling Facility buildings that are occupied with a use that does not involve the dispensing of fuel shall remove all underground fuel tanks or fill them with an inert material prior to occupancy of the building. All pumps, pump islands, fuel dispensing equipment and price signs shall be removed prior to occupancy of the building.

E. *Access to Residential Property.* Use of employment zoned property to provide primary vehicular access to a residential use is prohibited.