

**Table 10. Employment Center (E-C)**

**10.1 Purpose.**

The Employment Center (E-C) zoning district is intended to replace the conventional "industrial" zoning districts used in older zoning regulations. Employment Center land uses not only include the additional uses, but also encompass the new service industry such as an insurance claims processing center. The basic difference between a commercial use and a Primary Employment use is that the Employment Center does not require intermittent customer traffic in order to be successful. An Employment Center land use has traffic generated by employees during set periods of the day, possibly freight traffic in and out during the day, and occasional visitors or vendors. The Employment Center land use derives the major portion of its financial success from customers who are outside of the area. The E-C zone is intended to provide a great deal of flexibility in accommodating the needs of primary employment businesses and also to meet the needs of commercial businesses that do not readily fit into the performance or development standards of the C zones.

**10.2 General Plan consistency.**

The E-C zone is consistent with the Employment Center land use classification of the General Plan.

**10.3 Density and intensity.**

- A Maximum intensity: Seventy-five (75) percent lot coverage.
- B Minimum parcel size: No minimum requirement.

**10.4 Site development standards.**

In the E-C zone, the following site development standards shall apply:

**A Building setbacks:**

- (1) Front: No requirement.
- (2) Rear: No requirement.
- (3) Side: No requirement.
- (4) Between buildings: As required by the Uniform Building Code and Uniform Fire Code.

**B Lot design:**

- (1) Maximum building height: Forty-five (45) feet.
- (2) Lot width, minimum: No requirement.
- (3) Lot depth: No requirement.

**10.5 Permitted uses.**

The following uses are permitted in the E-C district upon issuance of a building permit, business license, or other required permit:

- A Professional and service offices, production studios not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- B Manufacturing and warehouse uses not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

**10.6 Conditional uses.**

The following uses are permitted in the E-C district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A Retail uses as an accessory to a permitted manufacturing use.
- B Residential uses as an accessory to a permitted manufacturing use.
- C Automobile dismantlers, outside storage, water bottlers, wineries and breweries (not including micro breweries and brew pubs) and outside storage.
- D Professional and service offices, production studios possibly involving the use of significant amounts of hazardous substances, and/or exceeding 10,000 square feet in floor area or where all necessary public services and facilities may not be available and/or the surrounding area is environmentally sensitive.
- E Manufacturing and warehouse uses involving the use of significant amounts of hazardous substances, and/or exceeding 10,000 square feet in floor area and where all necessary public services and facilities may not be available and/or the surrounding area may be environmentally sensitive.

**10.7 Accessory uses.**

The following uses are permitted in the E-C District as a use accessory to the primary permitted or conditional use:

- A Fences, walls.
- B Signs.