

40.230.030 Employment Center Districts (OC, BP)

A. Purpose.

Employment Center district is implemented by both Office Campus (OC) and Business Park (BP) zones to provide for a wide range of employment opportunities. The regulations are intended to establish appropriate development and performance standards for employment center developments and provide sensitivity to abutting zones. Development regulations for the OC and BP zones contemplate development in a park-like setting with uses subject to high development and operational standards devoid of nuisance factors, hazards, and potentially high parking or public facility demands. The OC and BP zones may be applied to areas designated for employment center districts by the comprehensive plan.

1. The Office Campus (OC) district provides for business and professional services, research and development, limited light manufacturing and wholesale trade, and corporate offices along with accessory commercial uses. This district encourages development which is pedestrian and transit oriented while at the same time providing adequate auto facilities. The regulations in this chapter are intended to minimize the presence of nuisance factors and hazards.
2. The Business Park (BP) zone provides for the development of uses including: limited light manufacturing, business and professional services, research, business, and corporate offices and other similar compatible or supporting enterprises.

(Amended: Ord. 2008-04-17)

B. Uses.

The uses set out in Table 40.230.030-1 are examples of uses allowable in employment center districts. The appropriate review authority is mandatory.

- “P” – Uses allowed subject to approval of applicable permits.
- “R/A” – Uses permitted upon review and approval as set forth in Section [40.520.020](#).
- “C” – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section [40.520.030](#).
- “X” – Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter 40.260, Special Uses and Standards, or other applicable chapter is noted in the “Special Standards” column.

The following list of permitted uses is based on the North American Industrial Classification System (NAICS). NAICS is organized in a hierarchical structure much like the existing SIC (Standard Industrial Classification). NAICS industries are identified by a 6-digit code, in contrast to the 4-digit SIC code. The longer code accommodates the larger number of sectors and allows more flexibility in designating subsectors. The use of NAICS codes for permitted uses refers only to the use of a particular site, rather than the type of industry involved.

- The first two (2) digits designate a major economic sector (formerly division) such as agriculture or manufacturing.
- The third digit designates an economic subsector (formerly major group) such as crop production or apparel manufacturing.
- The fourth digit designates an industry group, such as grain and oil seed farming or fiber, yarn and thread mills.

- The fifth digit designates the NAICS industry such as wheat farming or broadwoven fabric mills.

Retail uses are marked with a "1" in Table 40.230.030-1 below. See the footnotes at the end of the table for an explanation of permitted development.

Table 40.230.030-1. Uses 1997 North American Industrial Classification System (NAICS)				OC	BP	
A. Resource Uses.						
11 – Agriculture, Forestry, Fishing and Hunting						
111	Crop production					
	1111	Oilseed and grain farming				
		11111	Soybean farming		P	P
		11112	Oilseed (except soybean) farming		P	P
		11113	Dry pea and bean farming		P	P
		11114	Wheat farming		P	P
		11115	Corn farming		P	P
		11116	Rice farming		P	P
		11119	Other grain farming			
			111191	Oilseed and grain combination farming	P	P
			111199	Other grain farming	P	P
	1112	Vegetable and melon farming				
		11121	Vegetable and melon farming			
			111211	Potato farming	P	P
			111219	Other vegetable (except potato) and melon farming	P	P
	1113	Fruit and tree nut farming				
		11131	Orange groves		P	P
		11132	Citrus (except orange) groves		P	P
		11133	Noncitrus fruit and tree nut farming			
			111331	Apple orchards	P	P
			111332	Grape vineyards	P	P
			111333	Strawberry farming	P	P
			111334	Berry (except strawberry) farming	P	P
			111335	Tree nut farming	P	P
			111336	Fruit and tree nut combination farming	P	P
			111339	Other noncitrus fruit farming	P	P
	1114	Greenhouse, nursery, and floriculture production				

		11141	Food crops grown under cover		
			111411	Mushroom production	P P
			111419	Other food crops grown under cover	P P
		11142	Nursery and floriculture production		
			111421	Nursery and tree production	P P
			111422	Floriculture production	P P
	1119	Other crop farming			
		11191	Tobacco farming	P	P
		11192	Cotton farming	P	P
		11193	Sugarcane farming	P	P
		11194	Hay farming	P	P
		11199	All other crop farming		
			111991	Sugar beet farming	P P
			111992	Peanut farming	P P
			111998	All other miscellaneous crop farming	P P
	236	Construction of buildings			
		2361	Residential building construction (offices for residential construction/developers)	X	P
		2362	Nonresidential building construction (offices for developers/contractors)	X	P
	237	Heavy and civil engineering construction (offices for developers/contractors)		X	P
		2371	Utility system construction (offices for developers/contractors)	X	P
		2372	Land subdivision (offices for developers/engineers/consultants/contractors)	X	P
		2373	Highway, street, and bridge construction (offices for developers/engineers/consultants/contractors)	X	P
		2379	Other heavy and civil engineering construction (offices for developers/engineers/consultants/contractors)	X	P
	238	Specialty trade contractors		X	P
		2381	Foundation, structure and building contractors	X	P
		2382	Building equipment contractors	X	P
		2383	Building finishing contractors	X	P
		2389	Other specialty contractors	X	P
B. Manufacturing Uses: See footnote 5.					
31-33 – Manufacturing					
	311	Food manufacturing			
		3118	Bakeries and tortilla manufacturing		

		31181	Bread and bakery product manufacturing				
			311811	Retail bakeries	P ¹	P ¹	
323	Printing and related support activities						
	3231	Printing and related support activities					
		32311	Printing				
			323110	Commercial lithographic printing	P	P	
			323111	Commercial gravure printing	P	P	
			323112	Commercial flexographic printing	P	P	
			323113	Commercial screen printing	P	P	
			323114	Quick printing	P	P	
			323115	Digital printing	P	P	
			323116	Manifold business forms printing	P	P	
			323117	Books printing	P	P	
			323118	Blankbook, looseleaf binders, and devices manufacturing	P	P	
			323119	Other commercial printing	P	P	
		32312	Support activities for printing				
			323121	Tradebinding and related work	P	P	
			323122	Prepress services	P	P	
325	Chemical manufacturing						
	3254	Pharmaceutical and medicine manufacturing					
		32541	Pharmaceutical and medicine manufacturing				
			325411	Medicinal and botanical manufacturing	X	C	
			325412	Pharmaceutical preparation manufacturing	X	C	
			325413	In-vitro diagnostic substance manufacturing	X	C	
332	Fabricated metal product manufacturing						
	3322	Cutlery and handtool manufacturing					
		33221	Cutlery and handtool manufacturing				
			332211	Cutlery and flatware (except precious) manufacturing	X	P	
			332212	Hand and edge tool manufacturing	X	P	
			332213	Saw blade and handsaw manufacturing	X	P	
			332214	Kitchen utensil, pot, and part manufacturing	X	P	
	3327	Machine shops; turned product; and screw, nut, and bolt manufacturing					
		33271	Machine shops		X	P	

		33272	Turned product and screw, nut, and bolt manufacturing		X	P	
			332721	Precision turned product manufacturing	X	P	
			332722	Bolt, nut, screw, rivet, and washer manufacturing	X	P	
333	Machinery manufacturing						
	3333	Commercial and service industry machinery manufacturing					
		33331	Commercial and service industry machinery manufacturing				
			333314	Optical instrument and lens manufacturing	P	P	
334	Computer and electronic product manufacturing						
	3341	Computer and peripheral equipment manufacturing					
		33411	Computer and peripheral equipment manufacturing				
			334111	Electronic computer manufacturing	X	P	
			334112	Computer storage device manufacturing	X	P	
			334113	Computer terminal manufacturing	X	P	
			334119	Other computer peripheral equipment manufacturing	X	P	
	3342	Communications equipment manufacturing					
		33421	Telephone apparatus manufacturing			X	P
		33422	Radio and television broadcasting and wireless communications equipment manufacturing			X	P
		33429	Other communications equipment manufacturing			X	P
	3343	Audio and video equipment manufacturing					
		33431	Audio and video equipment manufacturing			X	P
	3344	Semiconductor and other electronic component manufacturing					
		33441	Semiconductor and other electronic component manufacturing				
			334411	Electron tube manufacturing	X	P	
			334412	Bare printed circuit board manufacturing	X	P	
			334413	Semiconductor and related device manufacturing	X	P	
			334414	Electronic capacitor manufacturing	X	P	
Table 40.230.030-1. Uses 1997 North American Industrial Classification System (NAICS)					OC	BP	
			334415	Electronic resistor manufacturing	X	P	
			334416	Electronic coil, transformer, and other inductor manufacturing	X	P	
			334417	Electronic connector manufacturing	X	P	
			334418	Printed circuit assembly (electronic assembly) manufacturing	X	P	

		334419	Other electronic component manufacturing	X	P
	3345	Navigational, measuring, electromedical, and control instruments manufacturing			
		33451	Navigational, measuring, electromedical, and control instruments manufacturing		
		334510	Electromedical and electrotherapeutic apparatus manufacturing	X	P
		334511	Search, detection, navigation, guidance, aeronautical, and nautical system and instrument manufacturing	X	P
		334512	Automatic environmental control manufacturing for residential, commercial, and appliance use	X	P
		334513	Instruments and related products manufacturing for measuring, displaying, and controlling industrial process variables	X	P
		334514	Totalizing fluid meter and counting device manufacturing	X	P
		334515	Instrument manufacturing for measuring and testing electricity and electrical signals	X	P
		334516	Analytical laboratory instrument manufacturing	X	P
		334517	Irradiation apparatus manufacturing	X	P
		334518	Watch, clock, and part manufacturing	X	P
		334519	Other measuring and controlling device manufacturing	X	P
	3346	Manufacturing and reproducing magnetic and optical media			
		33461	Manufacturing and reproducing magnetic and optical media		
		334611	Software reproducing	X	P
		334612	Prerecorded compact disc (except software), tape, and record reproducing	X	P
		334613	Magnetic and optical recording media manufacturing	X	P
335	Electrical equipment, appliance, and component manufacturing				
	3351	Electric lighting equipment manufacturing			
		33511	Electric lamp bulb and part manufacturing	X	P
		33512	Lighting fixture manufacturing		
		335121	Residential electric lighting fixture manufacturing	X	P
		335122	Commercial, industrial, and institutional electric lighting fixture manufacturing	X	P
		335129	Other lighting equipment manufacturing	X	P
	3352	Household appliance manufacturing			
		33521	Small electrical appliance manufacturing		

			335211	Electric housewares and household fan manufacturing	X	P	
			335212	Household vacuum cleaner manufacturing	X	P	
		33522	Major appliance manufacturing				
			335221	Household cooking appliance manufacturing	X	P	
			335222	Household refrigerator and home freezer manufacturing	X	P	
			335224	Household laundry equipment manufacturing	X	P	
339	Miscellaneous manufacturing						
	3391	Medical equipment and supplies manufacturing					
		33911	Medical equipment and supplies manufacturing				
			339111	Laboratory apparatus and furniture manufacturing	X	P	
			339112	Surgical and medical instrument manufacturing	X	P	
			339113	Surgical appliance and supplies manufacturing	X	P	
			339114	Dental equipment and supplies manufacturing	X	P	
			339115	Ophthalmic goods manufacturing	P	P	
			339116	Dental laboratories	P	P	
	3399	Other miscellaneous manufacturing					
		33995	Sign manufacturing		X	P	
C. Transportation, Storage, and Utilities: See Footnote 5.							
48-49 – Transportation and Warehousing							
482	Rail transportation						
	4821	Rail transportation					
		48211	Rail transportation				
			482111	Line-haul railroads	X	C	
			482112	Short line railroads	X	C	
485	Transit and ground passenger transportation						
	4851	Urban transit systems					
		48511	Urban transit systems				
			485111	Mixed mode transit systems	C	P	
			485112	Commuter rail systems	C	P	
			485113	Bus and other motor vehicle transit systems	C	P	
			485119	Other urban transit systems	C	P	
	4852	Interurban and rural bus transportation					
		48521	Interurban and rural bus transportation			C	P

	4853	Taxi and limousine service				
		48531	Taxi service	C	P	
		48532	Limousine service	C	P	
	4854	School and employee bus transportation				
		48541	School and employee bus transportation	C	P	
	4855	Charter bus industry				
		48551	Charter bus industry	C	P	
	4859	Other transit and ground passenger transportation				
		48599	Other transit and ground passenger transportation			
			485991	Special needs transportation	C	P
			485999	All other transit and ground passenger transportation	C	P
486	Pipeline transportation					
	4861	Pipeline transportation of crude oil				
		48611	Pipeline transportation of crude oil	C	P	
	4862	Pipeline transportation of natural gas				
		48621	Pipeline transportation of natural gas	C	P	
487	Scenic and sightseeing transportation					
	4871	Scenic and sightseeing transportation, land				
		48711	Scenic and sightseeing transportation, land	C	P	
	4872	Scenic and sightseeing transportation, water				
		48721	Scenic and sightseeing transportation, water	C	C	
	4879	Scenic and sightseeing transportation, other				
		48799	Scenic and sightseeing transportation, other	C	C	
491	Postal service					
	4911	Postal service				
		49111	Postal service	P	P	
492	Couriers and messengers					
	4921	Couriers				
		49211	Couriers	P	P	
	4922	Local messengers and local delivery				
		49221	Local messengers and local delivery	P	P	
D. Services.						
51 – Information						
511	Publishing industries					

	5111	Newspaper, periodical, book, and database publishers		P	P	
		51111	Newspaper publishers	P	P	
		51112	Periodical publishers	P	P	
		51113	Book publishers	P	P	
		51114	Database and directory publishers	P	P	
		51119	Other publishers	P	P	
			511191 Greeting card publishers	P	P	
			511199 All other publishers	P	P	
	5112	Software publishers				
		51121	Software publishers	P	P	
512	Motion picture and sound recording industries					
	5121	Motion picture and video industries				
		51211	Motion picture and video production	P	P	
		51212	Motion picture and video distribution	P	P	
		51219	Postproduction services and other motion picture and video industries			
			512191 Teleproduction and other postproduction services	P	P	
			512199 Other motion picture and video industries	P	P	
	5122	Sound recording industries				
		51221	Record production	P	P	
		51222	Integrated record production/distribution	P	P	
		51223	Music publishers	P	P	
		51224	Sound recording studios	P	P	
		51229	Other sound recording industries	P	P	
513	Broadcasting and telecommunications					P
	5131	Radio and television broadcasting			P	
		51311	Radio broadcasting			
			513111 Radio networks	P	P	
			513112 Radio stations	P	P	
		51312	Television broadcasting	P	P	
	5132	Cable networks and program distribution			P	
		51321	Cable networks			
			51322 Cable and other program distribution	P	P	
	5133	Telecommunications			P	
		51331	Wired telecommunications carriers	P	P	

		51332	Wireless telecommunications carriers (except satellite)				
			513321	Paging	P	P	
			513322	Cellular and other wireless telecommunications	P/C ⁴	P/C ⁴	
		51333	Telecommunications resellers		P	P	
		51334	Satellite telecommunications		P	P	
		51339	Other telecommunications		P	P	
514	Information services and data processing services						
	5141	Information services					
		51411	News syndicates		P	P	
		51412	Libraries and archives		P	P	
		51419	Other information services				
			514191	On-line information services	P	P	
			514199	All other information services	P	P	
	5142	Data processing services					
		51421	Data processing services		P	P	
52 – Finance and Insurance							
521	Monetary authorities – Central bank						
	5211	Monetary authorities – Central bank					
		52111	Monetary authorities – Central bank		P	P	
522	Credit intermediation and related activities						
	5221	Depository credit intermediation					
		52211	Commercial banking		P	P	
		52212	Savings institutions		P	P	
		52213	Credit unions		P	P	
		52219	Other depository credit intermediation		P	P	
	5222	Nondepository credit intermediation					
		52221	Credit card issuing		P	P	
		52222	Sales financing		P	P	
		52229	Other nondepository credit intermediation				
			522291	Consumer lending	P	P	
			522292	Real estate credit	P	P	
			522293	International trade financing	P	P	
			522294	Secondary market financing	P	P	
			522298	All other nondepository credit intermediation	P	P	

	5223	Activities related to credit intermediation			
		52231	Mortgage and nonmortgage loan brokers	P	P
		52232	Financial transactions processing, reserve, and clearinghouse activities	P	P
		52239	Other activities related to credit intermediation	P	P
523	Securities, commodity contracts, and other financial investments and related activities				
	5231	Securities and commodity contracts intermediation and brokerage			
		52311	Investment banking and securities dealing	P	P
		52312	Securities brokerage	P	P
		52313	Commodity contracts dealing	P	P
		52314	Commodity contracts brokerage	P	P
	5232	Securities and commodity exchanges			
		52321	Securities and commodity exchanges	P	P
	5239	Other financial investment activities			
		52391	Miscellaneous intermediation	P	P
		52392	Portfolio management	P	P
		52393	Investment advice	P	P
		52399	All other financial investment activities		
			523991	Trust, fiduciary, and custody activities	P
			523999	Miscellaneous financial investment activities	P
524	Insurance carriers and related activities				P
	5241	Insurance carriers			
		52411	Direct life, health, and medical insurance carriers		
			524113	Direct life insurance carriers	
			524114	Direct health and medical insurance carriers	
		52412	Direct insurance (except life, health, and medical) carriers		
			524126	Direct property and casualty insurance carriers	
			524127	Direct title insurance carriers	
			524128	Other direct insurance (except life, health, and medical) carriers	
		52413	Reinsurance carriers		
	5242	Agencies, brokerages, and other insurance related activities			
		52421	Insurance agencies and brokerages		
		52429	Other insurance related activities		

			524291	Claims adjusting	P	P	
			524292	Third party administration of insurance and pension funds	P	P	
			524298	All other insurance related activities	P	P	
525	Funds, trusts, and other financial vehicles					P	
	5251	Insurance and employee benefit funds					P
		52511	Pension funds			P	P
		52512	Health and welfare funds			P	P
		52519	Other insurance funds			P	P
	5259	Other investment pools and funds					P
		52591	Open-end investment funds			P	P
		52592	Trusts, estates, and agency accounts			P	P
		52593	Real estate investment trusts			P	P
		52599	Other financial vehicles			P	P
53 – Real Estate and Rental and Leasing							
531	Real estate					P	
	5311	Lessors of real estate					P
		53111	Lessors of residential buildings and dwellings			P	P
		53112	Lessors of nonresidential buildings (except mini-warehouses)			P	P
		53113	Lessors of mini-warehouses and self-storage units			P	P
		53119	Lessors of other real estate property			P	P
	5312	Offices of real estate agents and brokers					P
		53121	Offices of real estate agents and brokers			P	P
	5313	Activities related to real estate					P
		53131	Real estate property managers				
			531311	Residential property managers		P	P
			531312	Nonresidential property managers		P	P
		53132	Offices of real estate appraisers			P	P
		53139	Other activities related to real estate			P	P
532	Rental and leasing services					P	
	5322	Consumer goods rental					P
	5324	Commercial and industrial machinery and equipment rental and leasing					
		53242	Office machinery and equipment rental and leasing			P	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)					P	
	5331	Lessors of nonfinancial intangible assets (except copyrighted works)					P

		53311	Lessors of nonfinancial intangible assets (except copyrighted works)	P	P	
54 – Professional, Scientific, and Technical Services						
541	Professional, scientific, and technical services				P	
	5411	Legal services			P	
		54111	Offices of lawyers	P	P	
		54112	Offices of notaries	P	P	
		54119	Other legal services			
			541191 Title abstract and settlement offices	P	P	
			541199 All other legal services	P	P	
	5412	Accounting, tax preparation, bookkeeping, and payroll services				P
		54121	Accounting, tax preparation, bookkeeping, and payroll services			
			541211 Offices of certified public accountants	P	P	
			541213 Tax preparation services	P	P	
			541214 Payroll services	P	P	
			541219 Other accounting services	P	P	
	5413	Architectural, engineering, and related services				
		54131	Architectural services	P	P	
		54132	Landscape architectural services	P	P	
		54133	Engineering services	P	P	
		54134	Drafting services	P	P	
		54135	Building inspection services	P	P	
		54136	Geophysical surveying and mapping services	P	P	
		54137	Surveying and mapping (except geophysical) services	P	P	
		54138	Testing laboratories	P	P	
	5414	Specialized design services				
		54141	Interior design services	P	P	
		54142	Industrial design services	P	P	
		54143	Graphic design services	P	P	
		54149	Other specialized design services	P	P	
	5415	Computer systems design and related services				
		54151	Computer systems design and related services			
			541511 Custom computer programming services	P	P	
			541512 Computer systems design services	P	P	
			541513 Computer facilities management services	P	P	

		541519	Other computer related services	P	P
	5416	Management, scientific, and technical consulting services			
		54161	Management consulting services		
		541611	Administrative management and general management consulting services	P	P
		541612	Human resources and executive search consulting services	P	P
		541613	Marketing consulting services	P	P
		541614	Process, physical distribution, logistics consult services	P	P
		541618	Other management consulting services	P	P
		54162	Environmental consulting services	P	P
		54169	Other scientific and technical consulting services	P	P
	5417	Scientific research and development services			
		54171	Research and development in the physical, engineering, and life sciences	P	P
		54172	Research and development in the social sciences and humanities	P	P
	5418	Advertising and related services			
		54181	Advertising agencies	P	P
		54182	Public relations agencies	P	P
		54183	Media buying agencies	P	P
		54184	Media representatives	P	P
		54185	Display advertising	P	P
		54186	Direct mail advertising	P	P
		54187	Advertising material distribution services	P	P
		54189	Other services related to advertising	P	P
	5419	Other professional, scientific, and technical services			
		54191	Marketing research and public opinion polling	P	P
		54192	Photographic services		
		541921	Photography studios, portrait	P	P
		541922	Commercial photography	P	P
		54193	Translation and interpretation services	P	P
		54194	Veterinary services	P	P
		54199	All other professional, scientific, and technical services	P	P
55 – Management of Companies and Enterprises					

551	Management of companies and enterprises						
	5511	Management of companies and enterprises					
		55111	Management of companies and enterprises				
			551111	Offices of bank holding companies	P	P	
			551112	Offices of other holding companies	P	P	
			551114	Corporate, subsidiary, and regional managing offices	P	P	
56 – Administrative and Support and Waste Management and Remediation Services							
561	Administrative and support services						
	5611	Office administrative services					
		56111	Office administrative services			P	P
	5612	Facilities support services					
		56121	Facilities support services			P	P
	5613	Employment services					
		56131	Employment placement agencies			P	P
		56132	Temporary help services			P	P
		56133	Employee leasing services			P	P
	5614	Business support services					
		56141	Document preparation services			P	P
		56142	Telephone call centers				
			561421	Telephone answering services	P	P	
			561422	Telemarketing bureaus	P	P	
		56143	Business service centers				
			561431	Private mail centers	P	P	
			561439	Other business service centers (including copy shops)	P	P	
		56144	Collection agencies			P	P
		56145	Credit bureaus			P	P
		56149	Other business support services				
			561491	Repossession services	P	P	
			561492	Court reporting and stenotype services	P	P	
			561499	All other business support services	P	P	
	5615	Travel arrangement and reservation services					
		56151	Travel agencies			P	P
		56152	Tour operators			P	P
		56159	Other travel arrangement and reservation services				

		561591	Convention and visitor's bureaus	P	P
		561599	All other travel arrangement and reservation services	P	P
	5616	Investigation and security services			
		56161	Investigation, guard, and armored car services		
		561611	Investigation services	P	P
		561612	Security guards and patrol services	P	P
		561613	Armored car services	P	P
		56162	Security systems services		
		561621	Security systems services (except locksmiths)	P	P
		561622	Locksmiths	P ¹	P ¹
	5617	Services to buildings and dwellings			
		56171	Exterminating and pest control services	P	P
		56172	Janitorial services	P	P
		56173	Landscaping services	P	P
		56174	Carpet and upholstery cleaning services	P	P
		56179	Other services to buildings and dwellings	P	P
	5619	Other support services			
		56191	Packaging and labeling services	P	P
		56192	Convention and trade show organizers	P	P
		56199	All other support services	P	P
61 – Educational Services					
	611	Educational services			
		6111	Elementary and secondary schools		C
		61111	Elementary and secondary schools	C	C
		6112	Junior colleges		
		61121	Community and junior colleges	P	P
		6113	Colleges, universities, and professional schools		
		61131	Colleges, universities, and professional schools	P	P
		6114	Business schools and computer and management training		
		61141	Business and secretarial schools	P	P
		61142	Computer training	P	P
		61143	Professional and management development training	P	P
		6115	Technical and trade schools		
		61151	Technical and trade schools		

		611511	Cosmetology and barber schools	P	P
		611512	Flight training	P	P
		611513	Apprenticeship training	P	P
		611519	Other technical and trade schools	P	P
	6116	Other schools and instruction			
		61161	Fine arts schools	P	P
		61162	Sports and recreation instruction	P	P
		61163	Language schools	P	P
		61169	All other schools and instruction		
		611691	Exam preparation and tutoring	P	P
		611692	Automobile driving schools	P	P
		611699	All other miscellaneous schools and instruction	P	P
	6117	Educational support services			
		61171	Educational support services	P	P
62 – Health Care and Social Assistance					
	621	Ambulatory health care services			P
		6211	Offices of physicians		P
		62111	Offices of physicians		
		621111	Offices of physicians (except mental health specialists)	P	P
		621112	Offices of physicians, mental health specialists	P	P
		62112	Offices of physicians, mental health specialists	P	P
		6212	Offices of dentists		
		62121	Offices of dentists	P	P
		6213	Offices of other health practitioners		
		62131	Offices of chiropractors	P	P
		62132	Offices of optometrists	P	P
		62133	Offices of mental health practitioners (except physicians)	P	P
		62134	Offices of physical, occupational and speech therapists, and audiologists	P	P
		62139	Offices of all other health practitioners		
		621391	Offices of podiatrists	P	P
		621399	Offices of all other miscellaneous health practitioners	P	P
		6214	Outpatient care centers		
		62141	Family planning centers	P	P
		62142	Outpatient mental health and substance abuse centers	P	P

	62149	Other outpatient care centers			
		621491	HMO medical centers	P	P
		621492	Kidney dialysis centers	P	P
		621493	Freestanding ambulatory surgical and emergency centers	P	P
		621498	All other outpatient care centers	P	P
	6215	Medical and diagnostic laboratories			
		62151	Medical and diagnostic laboratories		
		621511	Medical laboratories	P	P
		621512	Diagnostic imaging centers	P	P
	6216	Home health care services			
		62161	Home health care services	P	P
	6219	Other ambulatory health care services			
		62191	Ambulance services	P	P
		62199	All other ambulatory health care services		
		621991	Blood and organ banks	P	P
		621999	All other miscellaneous ambulatory health care services	P	P
622	Hospitals				
	6221	General medical and surgical hospitals			
		62211	General medical and surgical hospitals	C	C
	6222	Psychiatric and substance abuse hospitals			
		62221	Psychiatric and substance abuse hospitals	C	C
	6223	Specialty (except psychiatric and substance abuse) hospitals			
		62231	Specialty (except psychiatric and substance abuse) hospitals	C	C
623	Nursing and residential care facilities				
	6231	Nursing care facilities			
		62311	Nursing care facilities	C	C
	6232	Residential mental retardation, mental health and substance abuse facilities			
		62321	Residential mental retardation facilities	C	C
		62322	Residential mental health and substance abuse facilities	C	C
	6233	Community care facilities for the elderly			
		62331	Community care facilities for the elderly		
		623311	Continuing care retirement communities	P	P

		623312	Homes for the elderly	P	P
	6239	Other residential care facilities			
		62399	Other residential care facilities	C	C
624	Social assistance				P
	6241	Individual and family services			
		62411	Child and youth services	P	P
		62412	Services for the elderly and persons with disabilities	P	P
		62419	Other individual and family services	P	P
	6242	Community food and housing, and emergency and other relief services			P
		62423	Emergency and other relief services	P	P
	6243	Vocational rehabilitation services			
		62431	Vocational rehabilitation services	P	P
	6244	Child day care services			
		62441	Child day care services	P	P
71 – Arts, Entertainment, and Recreation					
712	Museums, historical sites, and similar institutions			X	X
	7121	Museums, historical sites, and similar institutions		X	X
		71211	Museums	X	X
		71212	Historical sites	C	C
		71213	Zoos and botanical gardens	X	X
		71219	Nature parks and other similar institutions	X	X
713	Amusement, gambling, and recreation industries			X	X
	7139	Other amusement and recreation industries		X	X
		71391	Golf courses and country clubs	X	X
		71392	Skiing facilities	X	X
		71393	Marinas	X	X
		71394	Fitness and recreational sports centers	P ¹	P ¹
		71395	Bowling centers	X	P ¹
		71399	All other amusement and recreation industries	X	X
72 – Accommodation and Food Services					
721	Accommodation				
	7211	Traveler accommodation			
		72111	Hotels (except casino hotels) and motels	C	P
722	Food services and drinking places				

	7221	Full-service restaurants			
		72211	Full-service restaurants	P ¹	P ¹
	7222	Limited-service eating places			
		72221	Limited-service eating places		
			722211	Limited-service restaurants	P ¹ P ¹
			722212	Cafeterias	P ¹ P ¹
			722213	Snack and nonalcoholic beverage bars	P ¹ P ¹
	7223	Special food services			
		72231	Food service contractors	P ¹	P ¹
		72232	Caterers	P ¹	P ¹
		72233	Mobile food services	P ¹	P ¹
	7224	Drinking places (alcoholic beverages)			
		72241	Drinking places (alcoholic beverages)	P ¹	P ¹
81 – Other Services (except Public Administration)					
811	Repair and maintenance				
	8112	Electronic and precision equipment repair and maintenance			
		81121	Electronic and precision equipment repair and maintenance		
			811211	Consumer electronics repair and maintenance	P ⁵ P ⁵
			811212	Computer and office machine repair and maintenance	P ⁵ P ⁵
			811213	Communication equipment repair and maintenance	P ⁵ P ⁵
			811219	Other electronic and precision equipment repair and maintenance	P ⁵ P ⁵
812	Personal and laundry services				
	8121	Personal care services			
		81211	Hair, nail, and skin care services		
			812111	Barber shops	P ¹ P ¹
			812112	Beauty salons	P ¹ P ¹
			812113	Nail salons	P ¹ P ¹
		81219	Other personal care services		
			812191	Diet and weight reducing centers	P ¹ P ¹
			812199	Other personal care services	P ¹ P ¹
	8123	Drycleaning and laundry services			
		81231	Coin-operated laundries and drycleaners	X	X
		81232	Drycleaning and laundry services (except coin-operated)	P ¹	P ¹
	8129	Other personal services			

		81291	Pet care (except veterinary) services	P ¹	P ¹
		81292	Photofinishing		
			812921 Photofinishing laboratories (except one-hour)	P ¹	P ¹
			812922 One-hour photofinishing	P ¹	P ¹
813	Religious, grantmaking, civic, professional, and similar organizations				
	8131	Religious organizations			
		81311	Religious organizations	C	C
	8132	Grantmaking and giving services			
		81321	Grantmaking and giving services		
			813211 Grantmaking foundations	P	P
			813212 Voluntary health organizations	P	P
			813219 Other grantmaking and giving services	P	P
	8133	Social advocacy organizations			
		81331	Social advocacy organizations		
			813311 Human rights organizations	P	P
			813312 Environment, conservation and wildlife organizations	P	P
			813319 Other social advocacy organizations	P	P
	8134	Civic and social organizations			
		81341	Civic and social organizations	P	P
	8139	Business, professional, labor, political, and similar organizations			
		81391	Business associations	P	P
		81392	Professional organizations	P	P
		81393	Labor unions and similar labor organizations	P	P
		81394	Political organizations	P	P
		81399	Other similar organizations (except business, professional, labor, and political organizations)	P	P
E. Other Uses Not Listed as NAICS Codes.					
1. Service stations for vehicle fleets including retail cardlock facilities				C	C
2. Storage yard for building materials, contractors' equipment and vehicles, house mover, delivery vehicles, transit storage, used equipment in operable condition and related materials subject to the provisions of Section 40.230.080(D)				X	C
3. Sewer, water and utility transmission lines and substations				P	P
4. Single-purpose/specialty retail				P ¹	P ¹
5. Retail sales of products fabricated on-site				P ¹	P ¹
6. Blueprinting, addressing/mailing and stenographic services				P ¹	P ¹

7. Branch banks, including drive-up windows	P ¹	P ¹
8. Blacksmith shops	X	P
9. Accessory uses (in accordance with Section 40.100.070)		
a. Administrative, educational, and other related activities and facilities	P ³	P ³
b. Caretaker, security or manager residence when incorporated as an integral part of a permitted use	P ³	P ³
c. Off-site hazardous waste treatment and storage facilities (subject to state siting criteria (RCW 70.105.210))	P ³	P ³
d. Inside storage and assembly areas	P ³	P ³
10. Other Uses		
a. Parks, trails and related uses	P ³	P ³
b. Existing residential uses, without any increase in density; and dwelling unit for caretaker on the property	P	P
c. Legally existing commercial and industrial uses and structures	P	P
d. Public facilities used for the support of construction projects and agency operations, including offices for employees of the facility	P	P
e. Public buildings and other structures such as police and fire substations	P	P
f. Drive-through facilities	X	X
g. Correctional institutions	P	P

Notes:

NAICS code classification is for primary use of site, not business classification.

¹ *Commercial retail uses shall not exceed ten percent (10%) of the combined gross floor area of all building(s) within the development site. This percentage can only be increased through the commercial retail bonus standards below. Freestanding commercial retail building(s) shall be permitted (with the exception of drive-through retail businesses). Commercial retail businesses located within freestanding commercial retail buildings shall not exceed 10,000 square feet. Where these commercial retail uses are approved, a note shall be placed on the final site plan indicating the cumulative amount of the commercial retail areas that have been approved and the residual amount that remains available for use.*

² *(Reserved for future use).*

³ *Permitted only in association with a use permitted in the OC or BP districts unless publicly acquired for such use prior to October 24, 2000. Uses that produce nuisance factors, such as noise, heat, light, glare and odor, outside of the space in which they are located are not acceptable in this district. All uses must meet the performance standards section of this code.*

⁴ *See Table 40.260.250-1.*

⁵ *The repair and maintenance subsector does not include all establishments that do repair and maintenance. For example, a substantial amount of repair is done by establishments that also manufacture machinery, equipment and other goods. These establishments are included in the manufacturing sector in NAICS. In addition, repair of transportation equipment is often provided by or*

based at transportation facilities, such as airports, seaports, and these activities are included in the transportation and warehousing sector. Excluded from this subsector are establishments primarily engaged in rebuilding or remanufacturing machinery and equipment. These are classified in Sector 31-33, Manufacturing. Also excluded are retail establishments that provide after-sale services and repair. These are classified in Sector 44-45, Retail trade.

(Amended: Ord. 2006-09-13; Ord. 2007-06-05; Ord. 2007-11-13; Ord. 2008-04-17)

C. Commercial Retail Bonus in OC and BP District.

Additional floor area beyond ten percent (10%) of total may be devoted to commercial uses if the following conditions are met. Commercial and service bonuses are expressed as a percentage of total floor area of the development or building:

1. All required parking is contained within the building or parking structure associated with the development: two and one-half percent (2.5%) bonus for each building served by the qualifying parking structure.
2. The entrances to the building are oriented to a transit stop: two and one-half percent (2.5%) bonus.
3. Child care facilities are provided within the development: two and one-half percent (2.5%) bonus for each building served by the child care facility.
4. Any six (6) of the following enhanced pedestrian spaces and amenities are provided: plazas, arcades, galleries, courtyards, outdoor cafes, widened sidewalks (more than six (6) feet wide outside of public right-of-way), benches, shelters, street furniture, public art or kiosks: two and one-half percent (2.5%) bonus.

(Amended: Ord. 2007-11-13; Ord. 2008-04-17)

D. Development Standards.

1. New land divisions creating lots of less than five (5) acres are not permitted unless consistent with a site plan approved under the standards of this title.
2. New structures and additions to structures subject to this section shall comply with the applicable standards in Tables 40.230.030-2, 40.230.030-3, and 40.230.030-4, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).

Table 40.230.030-2. Lot Requirements			
Zoning District	Minimum Area	Minimum Width (feet)	Minimum Depth (feet)
OC	20,000 square feet ¹	100	100
BP	6,000 square feet	None	None

¹ For new office campus subdivisions.

Table 40.230.030-3. Setbacks, Lot Coverage and Building Height – Nonresidential						
Zoning District	Site or Lot	Minimum Setbacks Abutting or Adjacent to Nonresidential			Maximum Lot Coverage	Maximum Building Height (feet)
		Front (feet)	Side (feet)	Rear (feet)		
BP OC	Site	35	25	5	50%	72'
	Lot	35	None	None	None	

¹ Excluding unique architectural features such as towers, cupolas and peaked roofs.

Table 40.230.030-4. Setbacks, Lot Coverage and Building Height – Residential						
Zoning District	Site or Lot	Minimum Setbacks Abutting or Adjacent to Residential				Maximum Building Height (feet)
		Residential Zone	Front (feet)	Side (feet)	Rear (feet)	
OC and BP	Site	Urban Low	75, 25 ¹	75, 25 ¹	75, 25 ¹	35
		Urban Medium	75, 25 ¹	75, 25 ¹	75, 25 ¹	48 ²
		Urban High	75, 25 ¹	75, 25 ¹	75, 25 ¹	72 ²

¹ The minimum site setback shall be seventy-five (75) feet for any lot line abutting a residential zone, unless berming and landscaping approved by the responsible official is provided which will effectively screen and buffer the business park activities from the residential district which it abuts; in which case, minimum setback may be twenty-five (25) feet.

² Excluding unique architectural features such as towers, cupolas, peaked roofs.

3. Service Roads, Spur Tracks, Hard Stands, Outside Storage Area, Etc. No service road, spur track, hard stand or outside storage area, etc., shall be permitted within required setbacks adjoining residential districts.
4. Setbacks. No setbacks are required at points where side or rear lot lines abut a railroad right-of-way or spur tracks.
5. Fences. Fencing is permitted outside of a boundary line where it is necessary to protect property of the industry or the business concerned. No sight-obscuring fence shall be constructed abutting a major arterial or other public right-of-way in excess of four (4) feet in height within the perimeter setbacks. Any chain link or other wire fencing must be screened with green growing plant materials or contain slats.
6. Site Landscaping and Design Plan. Development within this zoning district shall be subject to site plan review pursuant to Section [40.520.040](#), prior to the issuance of a building permit; which review may be conducted concurrent with the processing of building permits. In addition to the requirements of Section [40.520.040](#), the following requirements shall apply:
 - a. Blank walls are discouraged next to residential zones. If a blank wall is adjacent to residential zones the applicant shall provide and maintain a vegetative buffer of at least eleven (11) feet high that creates a varied appearance to the blank wall. Other features such as false or display windows, artwork, and varied building materials are acceptable.
 - b. Building facades facing public streets shall have fifty percent (50%) of the total surface area of the wall transparent.
 - c. Parking areas adjacent to rights-of-way shall be physically separated from the rights-of-way by landscaping or other features to a height of three (3) feet. A combination of walls, berms and landscape materials is highly recommended. Sidewalks may be placed within this landscaping if the street is defined as a collector or arterial with a speed limit of thirty-five (35) mph or above, in order to separate the pedestrian from heavy or high speed traffic on adjacent roads.
 - d. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.
 - e. If a development is located within two hundred fifty (250) feet of an existing or proposed transit stop the applicant shall work with the transit agency in locating a transit stop and shelter directly adjacent or as close as possible to the main building entrance.

- f. All off-street parking areas shall be planted with a minimum of one (1) deciduous tree for every six (6) parking spaces. Trees shall be of such species and spacing that a canopy effect shall result. Trees must be dispersed throughout the parking lot.
 - g. Required setback areas adjacent to streets and those abutting a residential district shall be continuously maintained in lawn or live groundcover. Allowed uses in these areas are bikeways, pedestrian paths and water quality facilities.
 - h. A minimum of twenty percent (20%) of the site shall be landscaped. Vegetated stormwater treatment facilities and pedestrian plazas may be used to satisfy the requirement.
 - (1) To qualify as a pedestrian plaza the following conditions must be met:
 - (a) Minimum Size. A minimum of ten (10) feet depth and width with a minimum size of six hundred fifty (650) square feet.
 - (b) Paving. A minimum of eighty percent (80%) of the area shall be paved in a decorative paver or textured, colored concrete. Asphalt is prohibited as a paver in pedestrian plazas.
 - i. Structures and open spaces should be clustered on-site to maximize the campus and open space qualities within the development.
 - j. When security fencing is required it shall be a combination of solid wall, wrought iron, dense hedges or other similar treatment. Long expanses of fences or walls shall be intersperse with trees or hedges to break up the appearance of the wall at least every fifty (50) feet for a distance of at least five (5) feet.
 - k. Required setbacks adjacent to streets and those abutting a residential district shall be continuously maintained in lawn or live ground cover. Allowed uses in these areas are bikeways, pedestrian paths and water quality facilities.
7. Pedestrian Access Plan. An on-site pedestrian circulation system must be provided, which connects the street to the public entrances of the structure(s) on-site.
- a. The circulation system shall be hard surfaced and be at least five (5) feet wide.
 - b. Where the system crosses driveways, parking, and/or loading areas, the system must be clearly identifiable through the use of elevation changes, speed bumps, varied paving materials or other similar methods approved by the reviewing authority and in compliance with the Americans with Disabilities Act (ADA).
 - c. The on-site pedestrian circulation system and parking areas must be lighted to a level which provides adequate lighting so that parking areas can be used safely when natural light is not present.
 - d. The pedestrian system must connect the site to adjacent streets and transit stops. The pedestrian system must also connect on-site public open space or parks, commercial, office and institutional developments to adjacent like uses and developments for all buildings set back forty-five (45) feet or farther from the street lot line, when existing development does not preclude such connection. Development patterns must not preclude eventual site-to-site connections, even if an adjoining site is not planned for development at the time of the applicant's development.
8. Performance Standards. No land or structure shall be used or occupied within this district unless there is compliance with the following minimum performance standards:
- a. Maximum permissible noise levels shall be as determined by Chapter [173-60](#) WAC, as amended.
 - b. Vibration. Vibration other than that caused by highway vehicles, trains, and aircraft, which is discernible without instruments at the property line of the use concerned, is prohibited.
 - c. Smoke and Particulate Matter. Air emissions must be within legal limits as approved by the Southwest Clean Air Agency.
 - d. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating such odors is prohibited.
 - e. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.

9. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
10. Off-Street Parking and Loading. Off-street parking shall be provided as required in Chapter 40.340.
11. Administration. As a condition for the granting of a building permit and/or site plan approval, at the request of the responsible official, information sufficient to determine the degree of compliance with the standards in this title shall be furnished by the applicant. Such request may include submission of continuous records of operation for periodic checks to assure maintenance of standards, and special surveys.

(Amended: Ord. 2004-09-02; Ord. 2005-04-12; Ord. 2006-09-13)