
Sec. 117-124. E-3 Employment District.

- (a) *Intent.* The purpose of the E-3 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.
- (b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:
- (1) Building materials sales stores.
 - (2) Governmental and public utility buildings and structures.
 - (3) Indoor commercial recreation.
 - (4) Manufacturing.
 - (5) Office buildings and uses.
 - (6) Radio and television offices and stations.
 - (7) Transportation terminals.
 - (8) Warehousing of non-explosive material or equipment.
 - (9) Wholesale business.
 - (10) Storage.
 - (11) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.
 - (12) Self-storage facilities.
- (c) *Accessory uses.*
- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.
 - (2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
 - (3) Off-street loading as regulated and required by this chapter.
 - (4) Signing as regulated by this Code.
 - (5) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.
- (d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:
- (1) Open and outdoor storage accessory to a principal use, provided that:
 - a. Storage area is surfaced with concrete or bituminous.
 - b. This use does not take up parking space or loading area as required for conformity to this chapter.

- c. The provisions of section 117-51 are considered and satisfactorily met.
- d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.
- (2) Open or outdoor service, sale, display and rental as a principal use, provided that:
 - a. The use does not take up parking space or loading area as required for conformity to this chapter.
 - b. Sales area is surfaced with asphalt or concrete material to control dust.
 - c. The provisions of section 117-51 are considered and satisfactorily met.
- (3) Oversizing of signs.
- (4) Expansion or enlargement of lawful nonconforming uses.
- (5) Cell towers.
- (6) Micro-scale WECS.
- (7) Medium-scale WECS.
- (8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.
- (9) Schools, public and private.
- [\(10\) Restaurants and other dining establishments, including those with drive-through.](#)
- (e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).
 - (1) *Bulk standards.*

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback
From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

- (2) *Lighting.* Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

(3) Landscaping in accordance with section 117-364.

(4) *Off-street loading.* All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

(Ord. No. 18-04, § 1, 5-8-2018; Ord. No. 21-06 , § 2, 6-8-2021)