# CHAPTER 33.614
# LOTS IN EMPLOYMENT ZONES

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 178657, effective 9/3/04.)

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## 33.614.010 Purpose

This chapter contains the lot dimension standards for approval of a Preliminary Plan for a land division in an employment zone. These standards ensure that lots are consistent with the desired character of the employment zones. Lots may vary in size and shape to accommodate a range of employment uses. This chapter works in conjunction with other chapters of this Title to ensure that land divisions create lots that can support appropriate development and uses.

## 33.614.020 Where These Standards Apply

The standards of this chapter apply to land divisions in the employment zones.

## 33.614.100 Minimum Lot Dimension Standards.

All lots must meet the following minimum size and dimension standards. An exception is allowed under the provisions of Section 33.614.200.

**A. EG1 zone.** All lots in the EG1 zone must meet Standard B stated in Table 614-1.

**B. EG2 zone.** The following standards apply in the EG2 zone.

1. For land divisions of 10 or more lots, at least 80 percent of the lots must meet Standard A stated in Table 614-1 and the remainder must meet Standard B.

2. For land divisions of less than 10 lots, all but one lot must meet Standard A stated in Table 614-1. One lot may meet Standard B. The lots that meet Standard A may not be redivided unless they continue to meet Standard A.

**C. EX zone.** Each lot must have a front lot line that is at least 10 feet long. There are no other required minimum lot dimensions for lots in the EX zone.

**Table 614-1**
**Minimum Lot Size and Dimensions in Employment Zones**

| | Minimum Lot Area | Minimum Dimension | Minimum Front Lot Line |
|---|---|---|---|
| Standard A | 20,000 sq. ft. | 100 ft x 100 ft | 35 ft |
| Standard B | 10,000 sq. ft. | 75 ft. x 75 ft. | 35 ft |

**33.614.200 Exception**
Land under existing buildings may be divided when the ownership of the existing building is also being divided. There are no minimum lot sizes in these cases. However, all zoning code development standards must be met.