

33.920 Descriptions of the Use Categories

920

Sections Amended:

33.920.240 Office

33.920.310 Manufacturing And Production

Commentary

33.920.240 Office

The Southeast Quadrant Plan proposed expanding entitlements similar to those associated with the Employment Opportunity Subarea (EOS) provision to all IG1 zoned properties in the Central Eastside subdistrict and expanding the amount of Industrial Office allowed per site from 60,000 square feet to three times the site area (3:1 FAR). The subarea is proposed for removal, and these entitlements are instead part of the Employment Zones Project proposals for amending 33.510.113 Retail Sales and Service and Office Uses in the IG1 Zone.

Concurrent with this expansion of potential Industrial Office uses, staff were asked to strengthen the definition for Industrial Office to improve the tool and make it easier for BDS staff and clients to determine what use category they belong in. In support of this goal, staff have also expanded and clarified the Traditional Office examples list.

In addition to BDS and public input, staff have utilized the 2012 version of the North American Industry Classification System (NAICS) to clarify the Examples section of the Use Category definition. NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

One notable change has been to remove the prior Industrial Office example of "Television, video, radio, and internet studios and broadcasting". Traditional Office once again includes "TV and radio studios" (where it was located prior to 2006) and the example "Movie production facilities" in Manufacturing and Production is being updated to include other video production uses. The differentiation between studios and production facilities here is that the former may solicit studio audiences or other large groups of visitors to the site that would be incompatible with industrial activities, businesses, and districts.

33.920.240 Office

A. Characteristics. Office uses are characterized by activities conducted in an office setting that focus on the provision of goods and services, usually by professionals. There are two subgroups within the Office category:

1. Traditional Office. Traditional Office uses are characterized by activities that generally focus on business, government, professional, medical, or financial services. Traditional Office uses require customers or clients to visit the site on a regular basis.
2. Industrial Office. Industrial Office uses are characterized by activities that focus on science, technology, and design services associated with the production of physical or digital goods, while conducted in an office-like setting, are more compatible with industrial activities, businesses, and districts. Their operations are less service-oriented than Traditional Office uses and focus on development, testing, production, processing, packaging, or assembly of goods and products, which may include digital products such as internet home pages, media content, designs and specifications, computer software, advertising materials, and others. They primarily provide products and services to other businesses. They do not require customers or clients to visit the site; any such visits are infrequent and incidental.

B. Accessory uses. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Accessory uses may also include food membership distribution.

C. Examples. Examples include uses from the two subgroups listed below:

1. Traditional Office: Professional services such as lawyers, or accountants or management consultants; business services such as headquarters, temporary staffing agencies, sales offices or call centers; financial services businesses such as lenders, brokerage houses, banks headquarters, or real estate agents and developers or property managers; sales offices; television and radio studios; portrait photography studios; government offices and public utility offices; medical and dental clinics, and blood collection facilities.
2. Industrial Office: Software and internet content development and publishing; computer systems design and programming; graphic and industrial design; engineers; architects; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; and medical and dental labs. Architectural, engineering and related services including landscape architects; drafting services; consultant service providers in the building inspection, architectural, geophysical surveying and mapping, environmental, agricultural, motion picture, biology and life sciences, biotechnology, physics, chemistry, economics, energy, and engineering fields; medical, dental, and veterinary labs primarily engaged in providing testing services to practitioners; interior, industrial, and graphic design services; commercial photography studios; computer system, software, or internet content design services where all support occurs off-site; data processing and hosting services.

Commentary

D. Exceptions.

1. Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity. Headquarters offices, when in conjunction with or adjacent to a primary use in another category, are considered part of the other category.
2. Contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

Commentary

33.920.310 Manufacturing And Production

As noted in the commentary for proposed changes to 33.920.240 Office, staff are proposing a small change to the "Movie production facilities" example to accommodate new technologies and redistribute those uses previously included as Industrial Office under the example "Television, video, radio, and internet studios and broadcasting".

33.920.310 Manufacturing And Production

- A. Characteristics.** Manufacturing And Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.
- B. Accessory uses.** Accessory uses may include offices, cafeterias, food membership distribution, parking, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, or truck fleets. Living quarters for one caretaker per site in the E and I zones are allowed. Other living quarters are subject to the regulations for Residential Uses in the base zones.
- C. Examples.** Examples include processing of food and related products; catering establishments; breweries, distilleries, and wineries; slaughter houses, and meat packing; feed lots and animal dipping; weaving or production of textiles or apparel; lumber mills, pulp and paper mills, and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie and video production facilities; recording studios; ship and barge building; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items, and other electrical items; production of artwork and toys; sign making; production of prefabricated structures, including manufactured dwellings; and Utility Scale Energy production.
- D. Exceptions.**
1. Manufacturing of goods to be sold primarily on-site and to the general public are classified as Retail Sales And Service.
 2. Manufacture and production of goods from composting organic material is classified as Waste-Related uses.
 3. Small Scale Energy Production is a Basic Utility.
 4. Solid waste incinerators that generate energy but do not meet the definition of Small Scale Energy Production are considered Waste Related Uses.