

33.920 Descriptions of the Use Categories

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Sections Amended:

33.920.240 Office

33.920.510 Aviation and Surface Passenger Terminals

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 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.

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.
1. Traditional Office: Uses are characterized by activities that generally focus on business, government, professional, medical, or financial services. Customer and client visits to the site may be a regular and necessary component of these uses.
 2. Industrial Office: Uses are characterized by activities that, 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 the research, development, testing, and/or production, processing, packaging, or assembly of digital or physical 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:
- Traditional Office: Professional services such as lawyers or accountants; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; sales offices; government offices and public utility offices; medical and dental clinics, and blood collection facilities.
 - 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, building inspection services, and geophysical surveying and mapping services; environmental consulting services; scientific and technical consulting services for fields such as agriculture, motion pictures, biology, physics, chemistry, radio, economics, safety, energy and security; scientific research and development supporting services for fields such as physical sciences, engineering, life sciences, and biotechnology; medical, dental, and veterinary labs primarily engaged in providing testing services to practitioners; sound recording and broadcasting; commercial photography but not portrait photography studios; specialized design services such as interior, industrial, and graphic design; computer systems design and related services including establishments primarily engaged in planning and designing computer systems, and writing, modifying, testing and supporting custom software, and providing on-site management and operation of systems; software and internet content development and publishing; data processing, hosting and related services.
- D. Exceptions.**
- 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

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