

§ 19.34 FREEWAY DEVELOPMENT (FD-1 AND FD-2) DISTRICTS.

(a) *Purpose.* To provide for a limited mixture of land uses made mutually compatible with controls and high standards; to encourage and accommodate industry in freeway locations convenient to the metropolitan area; to provide for integrated roadside business areas designed to offer a group of essential services to the motoring public in compact and convenient locations; to accommodate certain uses large in area and with a metropolitan clientele; and so far as may be possible, to protect the freeways from congestion by proper location of heavy traffic generators and exclusion of most retail businesses.

(b) *Permitted uses.*

- (1) Reserved;
- (2) Manufacturing uses: manufacturing, compounding, processing, packaging, treatment or assembly of products and materials;
- (3) Office and office buildings;
- (4) Public and public utility uses;
- (5) Research laboratories;
- (6) Warehousing;
- (7) Wholesale businesses;
- (8) Financial institutions;
- (9) Entertainment and recreation special events;
- (10) Firearm manufacturing, warehousing, or distribution, subject to standards set forth in § 21.302.11; and
- (11) Farmers market subject to standards set forth in Chapter 14, Article IX.

(c) *Permitted accessory uses.*

- (1) Reserved;
- (2) Off-street parking and off-street loading;
- (3) Dwelling for watchman (but not for family);
- (4) Car rental accessory to motels provided the cars are stored in the regular motel site off-street parking area without occupying space otherwise required by ordinance for motel parking;
- (5) Retail sales, incidental to manufacturing, of products manufactured on the premises;
- (6) The following in buildings primarily occupied by medical and dental services:
 - (A) Retail sales of drugs, prescription items, patent medicines, sickroom supplies, prosthetic devices or items related to any of the aforementioned; and
 - (B) Coffee shops and cafeterias.
- (7) The following in buildings primarily occupied by offices, business and professional, and within the principal building of hotels or motels, provided that there shall be no exterior signage:
 - (A) Barber and beauty shops;
 - (B) Floral shops;
 - (C) Camera and optical goods shops;
 - (D) Men's apparel;

- (E) Women's apparel;
 - (F) Branch post office;
 - (G) Jewelry shops;
 - (H) Boutiques;
 - (I) Shops which include and are limited to the sale of tobacco, candy, books, magazines, newspapers, gifts, cards, stationery, and office supplies;
 - (J) Pharmacy and sundry items;
 - (K) Utility collection;
 - (L) Travel bureaus;
 - (M) Coffee shops and cafeterias; and
 - (N) Licensed therapeutic massage enterprises.
- (8) Open-air motor vehicle parking lots where there already exists an off-street parking lot required by ordinance;
- (9) Day care facilities which have been approved by the city in buildings primarily occupied by business and professional offices and manufacturing uses;
- (10) Class II motor vehicle sales accessory to Class I motor vehicle sales;
- (11) Repair of motor vehicles accessory to Class I motor vehicle sales;
- (12) Type I home businesses pursuant to standards as set forth in § 21.302.13;
- (13) Tanning salons as accessory uses in office buildings;
- (14) Transient merchant sales in hotel interiors only;
- (15) Beekeeping; and
- (16) Hotel manager dwelling unit.

(d) *Conditional uses.*

- (1) Motor freight terminals;
- (2) Residential uses;
- (3) The following retail business uses:
 - (A) Reserved;
 - (B) Outdoor newspaper and magazine stands;
 - (C) Collection stations for charitable organizations.
 - (D) Pet services facility;
 - (E) Reserved; and
 - (F) Repair of household equipment (not including motor vehicles).
- (4) Multiple-family dwellings;
- (5) Hotel airport parking;
- (6) Restaurants;
- (7) Vehicle rental accessory to Class I motor vehicle sales subject to the regulations set forth in § 19.63.07(e);
- (8) Pet services facilities in Freeway Development (FD-2) Districts;

- (9) Motels and hotels;
- (10) Service stations when included within a planned development pursuant to § 19.38.01 of this code;
- (11) Athletic and social clubs;
- (12) Reserved;
- (13) Class I motor vehicle sales when part of a planned development pursuant to § 19.38.01 of this code;
- (14) Railroad lines;
- (15) Reserved;
- (16) Reserved;
- (17) Reserved;
- (18) Reserved;
- (19) Reserved;
- (20) Reserved;
- (21) Places of assembly;
- (22) Freestanding day care facilities;
- (23) Reserved;
- (24) Post-secondary educational institutions;
- (25) Towers. For related provisions see §§ 15.14, 19.63.05 and 21.301.10 of this code;
- (26) Type II home businesses pursuant to standards as set forth in § 21.302.13; and
- (27) Manufactured home parks pursuant to standards as set forth in § 21.302.10.

(e) *Interim uses.*

- (1) Outdoor seasonal sales;
- (2) Commercial recreation facilities in the Freeway Development (FD-2) District;
- (3) Newspaper distribution stations when not located within a principal building or when using an accessory building ;
- (4) Solid waste weigh stations;
- (5) Reserved;

(6) Retail sales as interim uses in structures primarily devoted to office, warehouse, wholesale and manufacturing uses, subject to the following.

(A) The floor area used for retail sales in the building or complex of buildings shall not occupy more than 10% of the gross leasable area.

(B) Adequate parking for all uses within the building or complex of buildings shall be provided in conformance with the requirements of § 21.301.06 of this code.

(C) The property owner, if not the applicant for the proposed use, shall be a co-applicant and shall be responsible for adhering to all conditions of approval if the interim use permit is approved.

(D) At the time of application, the property owner shall provide a current listing of all tenants within the building or complex of buildings, including mailing name, mailing address, nature of business and amount of square footage of each tenant devoted to office, manufacturing, warehousing, storage, retail and other uses. The property owner shall provide one set of mailing labels containing tenant names and mailing addresses.

(E) The city shall notify each tenant in the building or complex of buildings of the initial Planning Commission hearing on the

proposed use.

(F) All retail sales shall be conducted within a permanent building.

(G) The initial interim use permit shall be issued for not more than one year, with subsequent permits limited to maximum three year periods.

(f) Freeway Development (FD-1) District requirements.

(1) Building coverage shall not exceed 30% of the site, plus for industrial use 1% for each acre of site over ten acres up to a maximum of 40% coverage. However, a parking structure or the portion of any structure used for parking shall not be counted as building floor area or structure coverage for the purpose of calculating building floor area and percentage of site coverage by structures.

(2) No loading docks may be on any street frontage. Provision for handling all freight, either by railroad or truck, shall be on those sides of any buildings which do not face on any street or proposed street.

(3) No screening shall be permitted to extend beyond the building setback line.

(4) Exterior materials: the exterior materials and finish of all buildings erected on lands within Freeway Development FD-1 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.

(5) Reserved.

(6) Structure height shall be regulated pursuant to § 21.301.10 of this code.

(g) Freeway Development (FD-2) District requirements.

(1) Exterior materials: the exterior materials and finish of all buildings erected on lands within Freeway Development FD-2 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.

(2) Reserved.

(3) Structure height shall be regulated pursuant to § 21.301.10 of this code.

(h) Sign regulations. Refer to Article X of this chapter.

(1958 Code, § 11.05) (Ord. 234, passed 6-10-1960; Ord. 235, passed 6-10-1960; Ord. 240, passed 7-22-1960; Ord. 54, passed 12-18-1961, renumbered to § 7.10; Ord. 63-19, passed 6-24-1963; Ord. 63-36, passed 9-23-1963; Ord. 64-17, passed 3-2-1964; Ord. 64-35, passed 5-18-1964; Ord. 64-45, passed 6-1-1964; Ord. 64-51, passed 6-22-1964; Ord. 64-77, passed 11-16-1964; Ord. 65-24, passed 5-3-1965; Ord. 65-38, passed 6-23-1965; Ord. 65-66, passed 9-20-1965; Ord. 65-68, passed 9-20-1965; Ord. 65-76, passed 10-4-1965; Ord. 65-78, passed 10-11-1965; Ord. 66-11, passed 2-14-1966; Ord. 66-54, passed 8-22-1966; Ord. 68-83, passed 11-4-1968; Ord. 69-17, passed 2-17-1969; Ord. 69-19, passed 2-17-1969; Ord. 71-95, passed 12-20-1971; Ord. 73-11, passed 1-22-1973; Ord. 74-43, passed 5-20-1974; Ord. 76-27, passed 5-10-1976; Ord. 77-81, passed 11-7-1977; Ord. 79-1, passed 1-22-1979; Ord. 80-7, passed 2-4-1980; Ord. 80-8, passed 2-4-1980; Ord. 80-45, passed 10-27-1980; Ord. 81-29, passed 7-6-1981; Ord. 82-16, passed 6-7-1982; Ord. 85-5, passed 2-25-1985; Ord. 85-6, passed 2-25-1985; Ord. 85-13, passed 4-22-1985; Ord. 85-14, passed 4-22-1985; Ord. 85-34, passed 7-29-1985; Ord. 87-1, passed 1-12-1987; Ord. 87-41, passed 6-15-1987; Ord. 87-47, passed 6-22-1987; Ord. 87-58, passed 8-24-1987; Ord. 88-37, passed 5-9-1988; Ord. 88-39, passed 5-16-1988; Ord. 88-53, passed 9-19-1988; Ord. 88-74, passed 12-12-1988; Ord. 89-13, passed 2-27-1989; Ord. 89-28, passed 5-22-1989; Ord. 90-14, passed 4-2-1990; Ord. 90-23, passed 6-4-1990; Ord. 90-29, passed 7-2-1990; Ord. 90-42, passed 9-10-1990; Ord. 91-63, passed 10-7-1991; Ord. 92-38, passed 7-27-1992; Ord. 93-48, passed 11-15-1993; Ord. 94-31, passed 6-20-1994; Ord. 96-25, passed 7-1-1996; Ord. 97-36, passed 8-18-1997; Ord. 2002-3, passed 2-19-2002; Ord. 2002-38, passed 12-2-2002; Ord. 2003-18, passed 5-19-2003; Ord. 2004-27, passed 5-3-2004; Ord. 2004-35, passed 8-16-2004; Ord. 2004-40, passed 10-18-2004; Ord. 2006-35, passed 9-11-2006; Ord. 2006-54, passed 12-18-2006; Ord. 2007-7, passed 2-26-2007; Ord. 2009-1, passed 1-26-2009; Ord. 2009-16, passed 6-1-2009; Ord. 2009-30, passed 10-19-2009; Ord. 2009-33, passed 11-2-2009; Ord. 2009-34, passed 11-2-2009; Ord. 2009-36, passed 11-16-2009; Ord. 2010-28, passed 11-1-2010; Ord. 2010-29, passed 11-1-2010; Ord. 2011-16, passed 8-1-2011; Ord. 2012-2, passed 1-23-2012; Ord. 2013-7, passed 4-1-2013; Ord. 2013-29, passed 11-18-2013; Ord. 2015-18, passed 6-22-2015; Ord. [2015-33](#), passed 11-16-2015; Ord. [2016-3](#), passed 2-22-2016; Ord. [2016-6](#), passed 4-18-2016; Ord. [2016-28](#), passed 11-21-2016; Ord. [2017-17](#), passed 6-5-2017)