

SECTION 2.3.L CIVIC EMPLOYMENT CENTER (CEC)

1. PURPOSE

The purpose of this district is to support the economic vitality of the county through concentrated employment hubs, campuses, and institutions devoted primarily to public use and service delivery. Areas within this district are typically master-planned to facilitate a mix of uses and activities in a campus-style environment. This district serves as an economic driver in the county and is characterized by civic and institutional uses that require a significant amount of space to operate. Access to arterial roads with connectivity through and between development, as well as to the rest of the community, is accomplished through a Complete Street network that includes non-motorized facilities and transit options.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Civic Employment Center (CEC) district are found in Section 3.2.

3. PERMITTED USES

Uses permitted in the Civic Employment Center (CEC) district are found in Table 5, Section 2.4.

Multiple principle uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

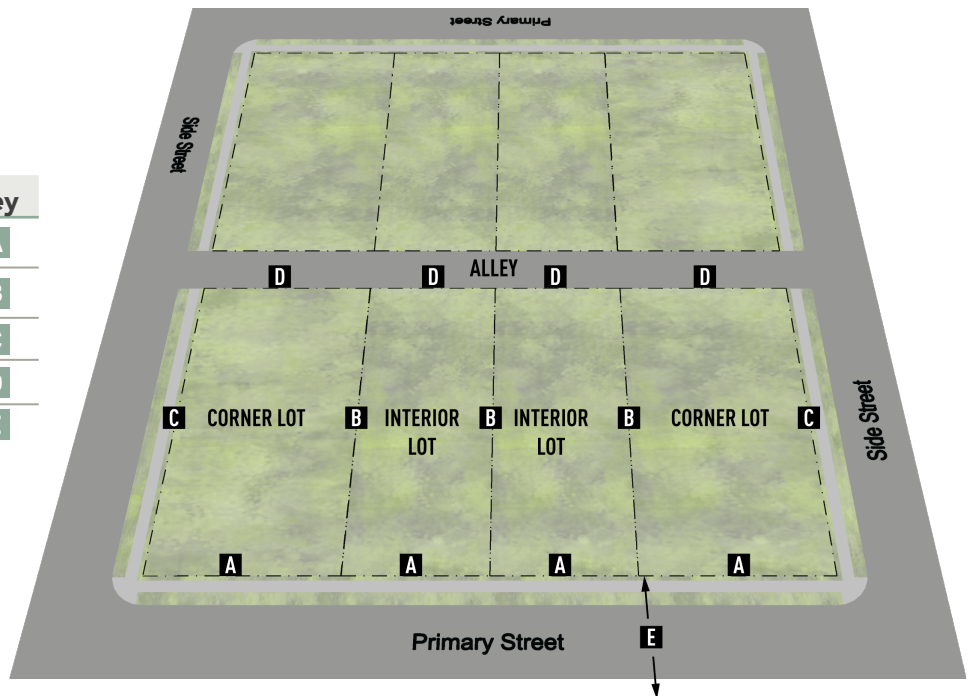


Fig. L-1 General Lot Components

4. SITE DESIGN STANDARDS

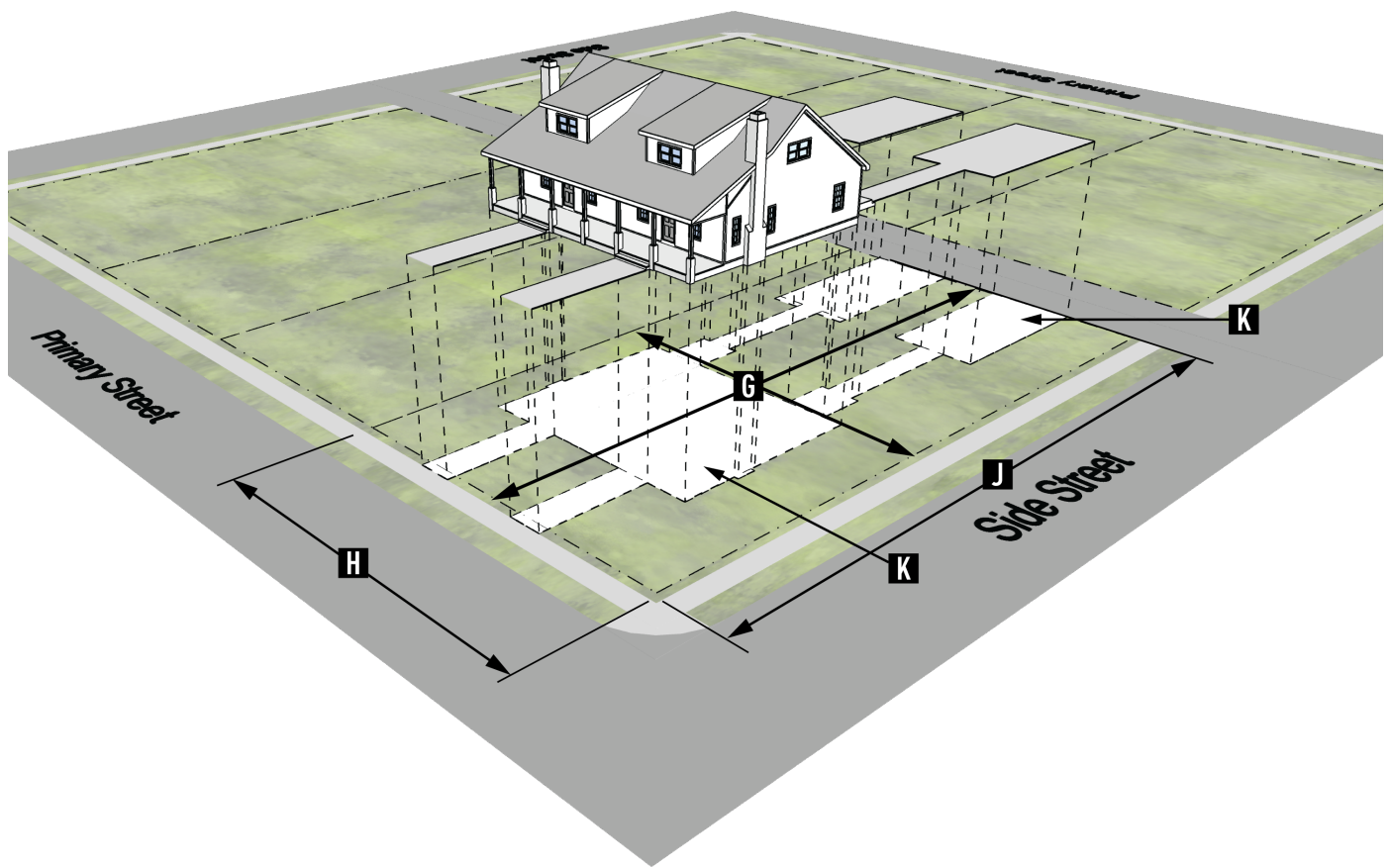


Fig. L-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
All types as permitted	n/a	n/a	n/a	70%	n/a	n/a
Diagram Key	G	H	J	K		



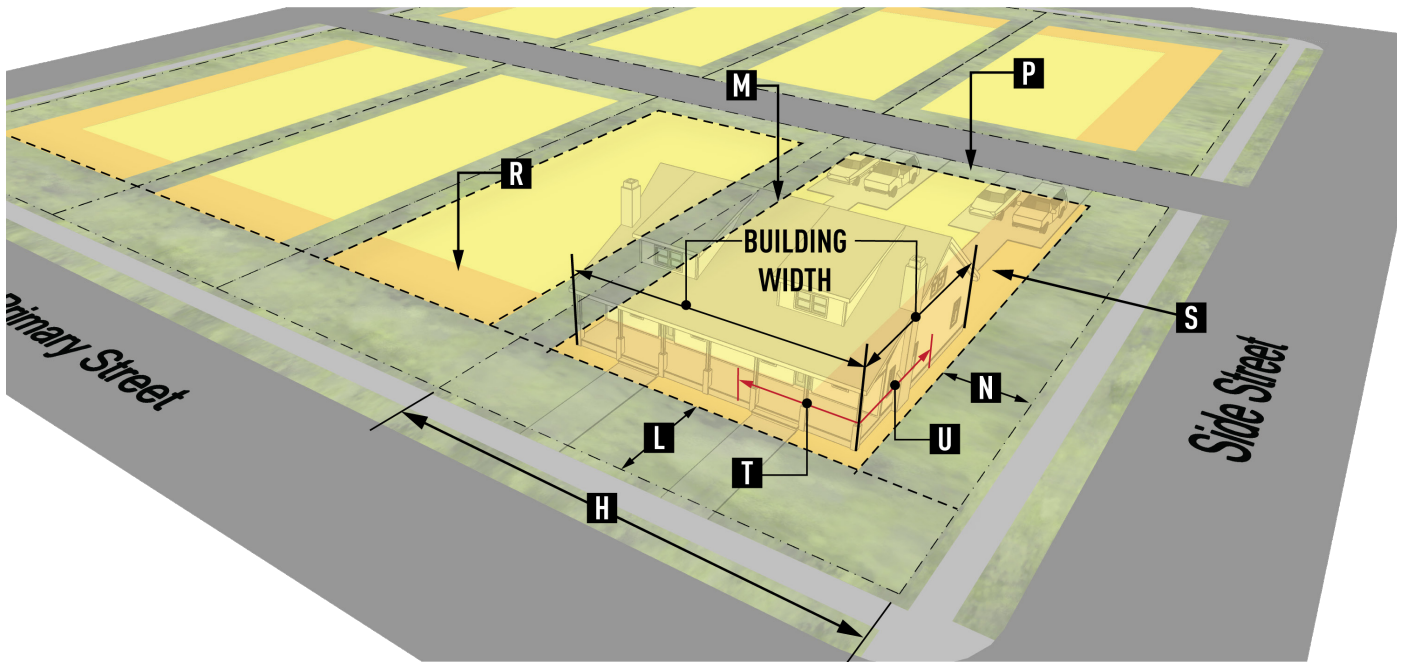


Fig. L-3 Building Placement

b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	10'	10'	L	
Side (interior)	0'	3'	M	
Side (street)	10'	10'	N	
Rear	0'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements*	Min. (%)Transparency	Diagram Key		
First Story	30%	R, S		
Upper Story	20%	R, S		
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	50%	R		
Side (street)	30%	S		

*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

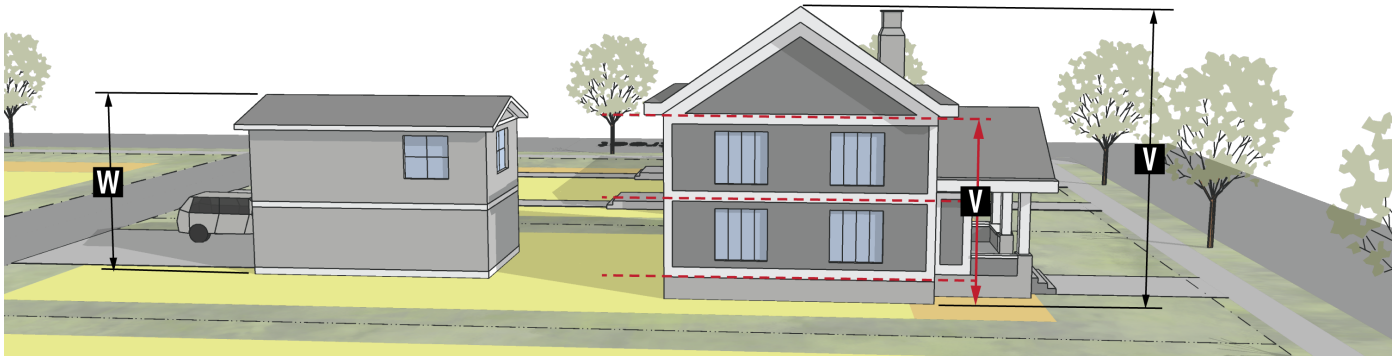


Fig. L-4 Building Height

c. Building Scale

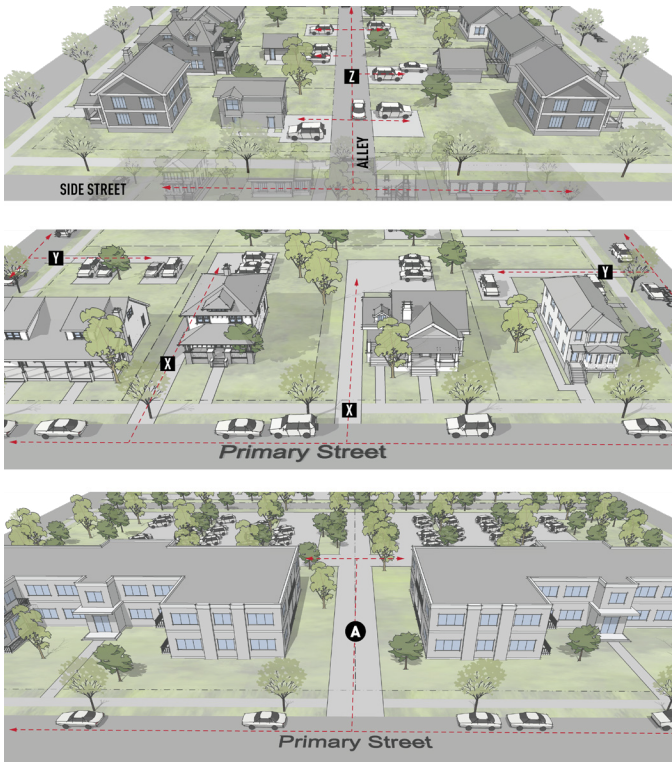
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	n/a	60'	V	n/a	n/a	V
Accessory structure, detached	n/a	30'	W	n/a	n/a	n/a

*See height plane requirements in Section 4.6.C.11.



5. MOBILITY

The following standards apply to all development in the CEC district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.



a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	30'	X
Secondary street	30'	Y
Alley	16'	Z
Shared drive	30'	A

Fig. L-5 Vehicular Access

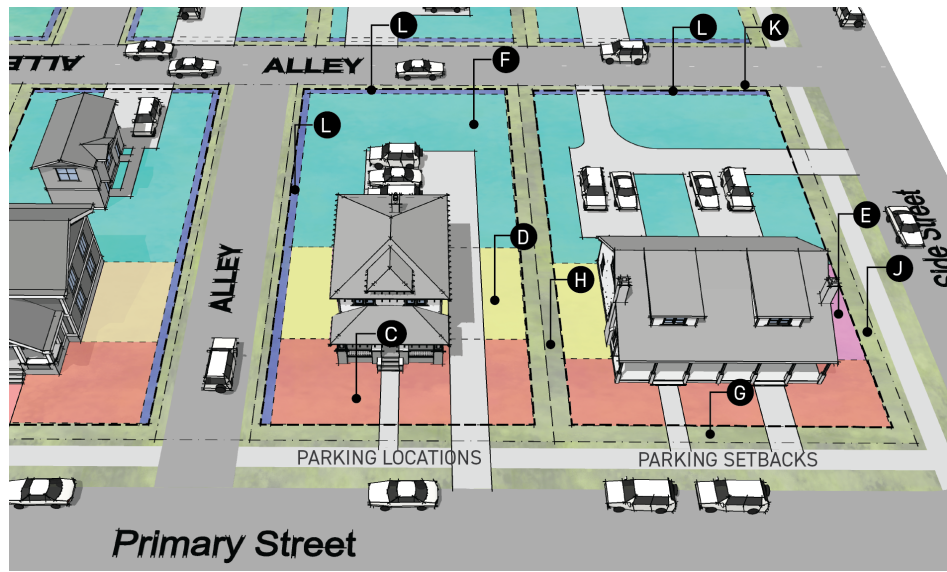


Fig. L-6 Parking Locations and Setbacks

b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	3'	L

* Excludes driveway access allowed in primary/secondary street setback.

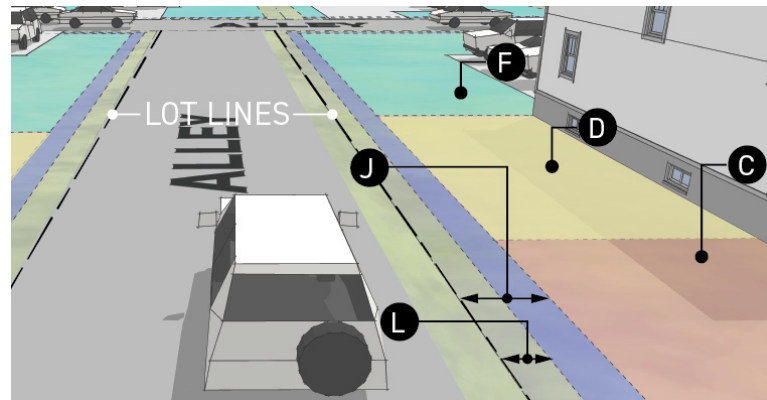


Fig. L-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.

