

1 **(b) Industrial/Employment Planned Development (IE-PD) Zone**

**(1) Purposes**

The purposes of the Industrial/Employment Planned Development (IE-PD) Zone are:

- (A) To accommodate and promote the establishment of a mix of high-quality, primarily non-retail employment uses that will foster economic growth and development;
- (B) To provide use types and intensities and densities needed to support such development, along with the necessary support facilities;
- (C) To allow and encourage limited residential and mixed-use development to reduce automobile dependency and support walkable areas; and
- (D) To encourage development of building forms that can be easily altered as the range of tenants and regional market for employment-related development evolves over time.



(2) Use Standards		(3) Intensity and Dimensional Standards	
<p>The specific principal, accessory, and temporary uses allowed in an individual IE-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the IE-PD Zone.</p>	<b>Standard [1]</b>	<b>All Uses</b>	
	Density, max. (du/net lot area) [2]	12.00	
	Lot area, min.   max. (sf.)		
	Lot width, min. (ft.)		
	Floor area ratio (FAR), min.   max. [3]		
	Lot coverage, min.   max. (% of net lot area)	To be established in PD Basic Plan (see Section 27-4301(d))	
	Front yard depth, min. (ft.)		
	Side yard depth, min. (ft.)		
	Rear yard depth, min. (ft.)		
	Principal structure height, max. (ft.)		
<p><b>Notes:</b> sf = square feet; ft = feet; du = dwelling unit; ac = acre            [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.            [2] Applicable to residential development and the residential component of mixed-use development.            [3] Applicable to nonresidential development.</p>			
(4) Other Standards			
Minimum Area Threshold	The minimum area for an IE-PD Zone is 5 gross acres, unless the District Council finds a proposed zone of less than 5 gross acres is consistent with and achieves the purposes of the IE-PD Zone.		
Location Standards	An IE-PD Zone may only be located on lands designated within : (1) the Employment Areas on the Growth Policy Map of the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time, (2) the Industrial/Employment (IE) Zone, or (3) the Industrial Heavy (IH) Zone.		
Street Access	Each lot and attached unit in the development shall have direct access to a public street.		

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