

## ZONING ADMINISTRATOR INTERPRETATION

**DATE:** January 5, 2009

**CODE SECTION:** PD-1 - Easton Canyon Industrial Park

**QUESTION NEEDING INTERPRETATION:** A Conditional Use Permit is required for the construction of a new building or construction of an addition to an existing building. Does an internal addition that adds square footage but does not expand the footprint of the building (including any upper floor additions) require a Conditional Use Permit?

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### **INTERPRETATION:**

PD-1 was created in the late 1970's and revised several times since it was established. At the time that the PD was created, the Zoning Code did not have a Floor Area Requirement (FAR). The PD only requires that a new building or an addition to an existing building requires a Conditional Use Permit. It is my interpretation that an expansion that is internal to the building such as an addition of an internal mezzanine would not trigger a requirement for a conditional use permit.

However, an expansion of the overall square footage of the building would trigger an additional parking requirement. The parking requirement at the time the PD was created was 2.5 spaces per 1,000 square feet of office use. This requirement should be used when calculating the number of new spaces.



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