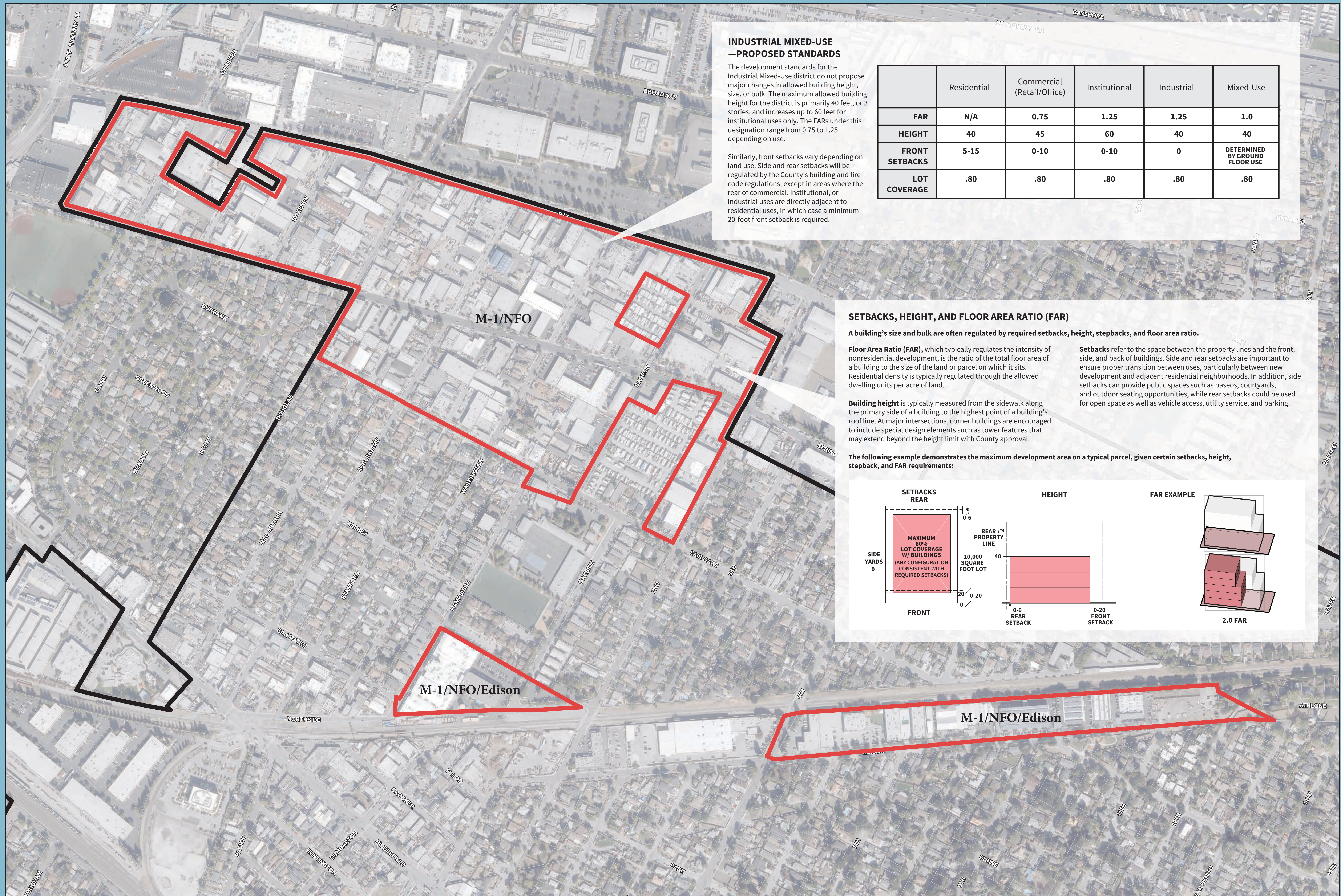


PROPOSED DEVELOPMENT STANDARDS



INDUSTRIAL MIXED-USE —PROPOSED STANDARDS

The development standards for the Industrial Mixed-Use district do not propose major changes in allowed building height, size, or bulk. The maximum allowed building height for the district is primarily 40 feet, or 3 stories, and increases up to 60 feet for institutional uses only. The FARs under this designation range from 0.75 to 1.25 depending on use.

Similarly, front setbacks vary depending on land use. Side and rear setbacks will be regulated by the County's building and fire code regulations, except in areas where the rear of commercial, institutional, or industrial uses are directly adjacent to residential uses, in which case a minimum 20-foot front setback is required.

	Residential	Commercial (Retail/Office)	Institutional	Industrial	Mixed-Use
FAR	N/A	0.75	1.25	1.25	1.0
HEIGHT	40	45	60	40	40
FRONT SETBACKS	5-15	0-10	0-10	0	DETERMINED BY GROUND FLOOR USE
LOT COVERAGE	.80	.80	.80	.80	.80

SETBACKS, HEIGHT, AND FLOOR AREA RATIO (FAR)

A building's size and bulk are often regulated by required setbacks, height, setbacks, and floor area ratio.

Floor Area Ratio (FAR), which typically regulates the intensity of nonresidential development, is the ratio of the total floor area of a building to the size of the land or parcel on which it sits. Residential density is typically regulated through the allowed dwelling units per acre of land.

Setbacks refer to the space between the property lines and the front, side, and back of buildings. Side and rear setbacks are important to ensure proper transition between uses, particularly between new development and adjacent residential neighborhoods. In addition, side setbacks can provide public spaces such as paseos, courtyards, and outdoor seating opportunities, while rear setbacks could be used for open space as well as vehicle access, utility service, and parking.

Building height is typically measured from the sidewalk along the primary side of a building to the highest point of a building's roof line. At major intersections, corner buildings are encouraged to include special design elements such as tower features that may extend beyond the height limit with County approval.

The following example demonstrates the maximum development area on a typical parcel, given certain setbacks, height, setback, and FAR requirements:

