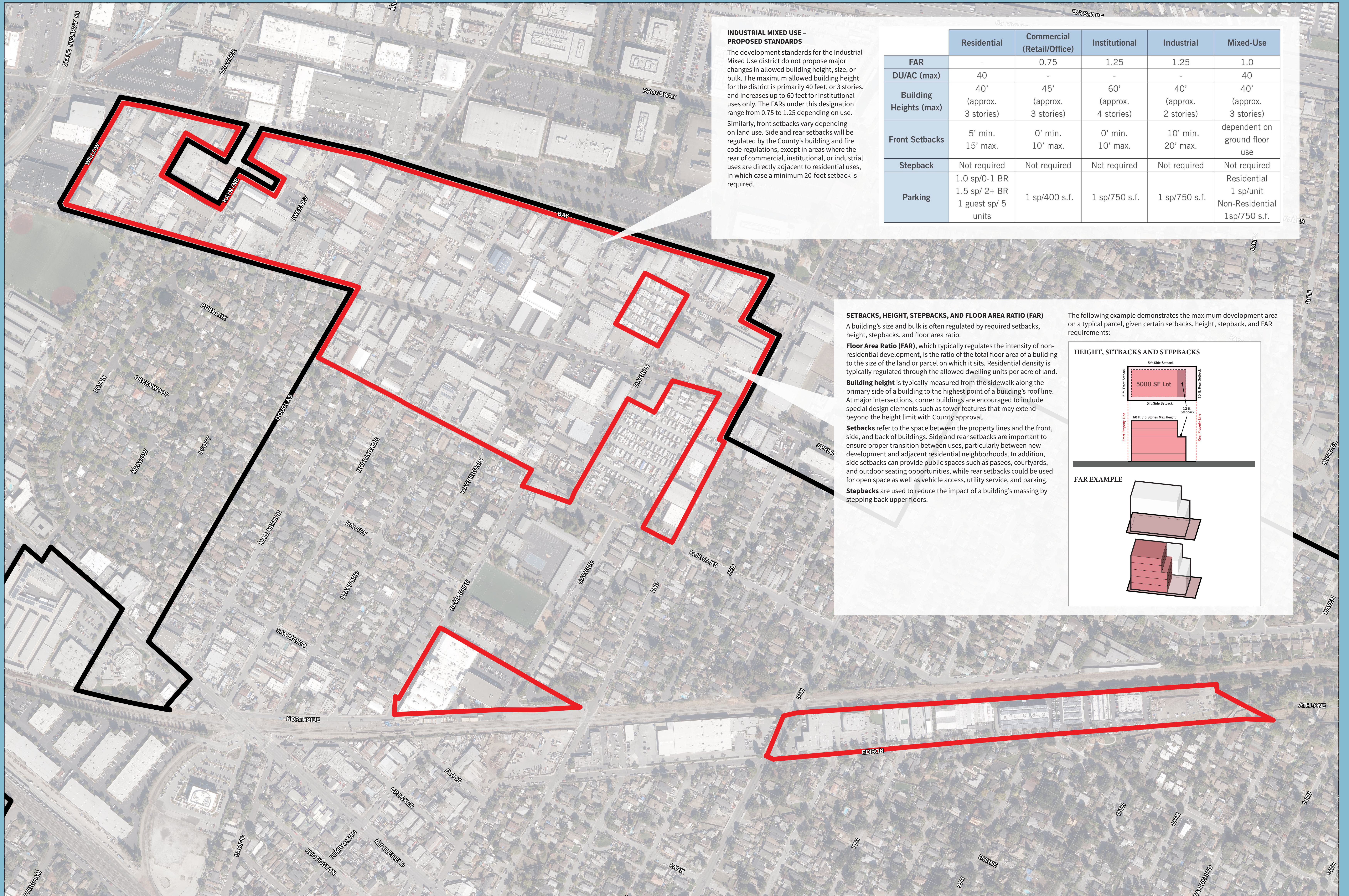# PROPOSED DEVELOPMENT STANDARDS

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 setback is required.

	Residential	Commercial (Retail/Office)	Institutional	Industrial	Mixed-Use
FAR	-	0.75	1.25	1.25	1.0
DU/AC (max)	40	-	-	-	40
Building Heights (max)	40' (approx. 3 stories)	45' (approx. 3 stories)	60' (approx. 4 stories)	40' (approx. 2 stories)	40' (approx. 3 stories)
Front Setbacks	5' min. 15' max.	0' min. 10' max.	0' min. 10' max.	10' min. 20' max.	dependent on ground floor use
Stepback	Not required	Not required	Not required	Not required	Not required
Parking	1.0 sp/0-1 BR 1.5 sp/ 2+ BR 1 guest sp/ 5 units	1 sp/400 s.f.	1 sp/750 s.f.	1 sp/750 s.f.	Residential 1 sp/unit Non-Residential 1sp/750 s.f.

SETBACKS, HEIGHT, STEPBACKS, AND FLOOR AREA RATIO (FAR)

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

Floor Area Ratio (FAR), which typically regulates the intensity of non-residential 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.

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.

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.

Stepbacks are used to reduce the impact of a building's massing by stepping back upper floors.

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

HEIGHT, SETBACKS AND STEPBACKS

5 ft. Side Setback
5 ft. Front Setback
5 ft. Rear Setback
5000 SF Lot
5 ft. Side Setback
12 ft. Stepback
60 ft. / 5 Stories Max Height
Front Property Line
Rear Property Line

FAR EXAMPLE