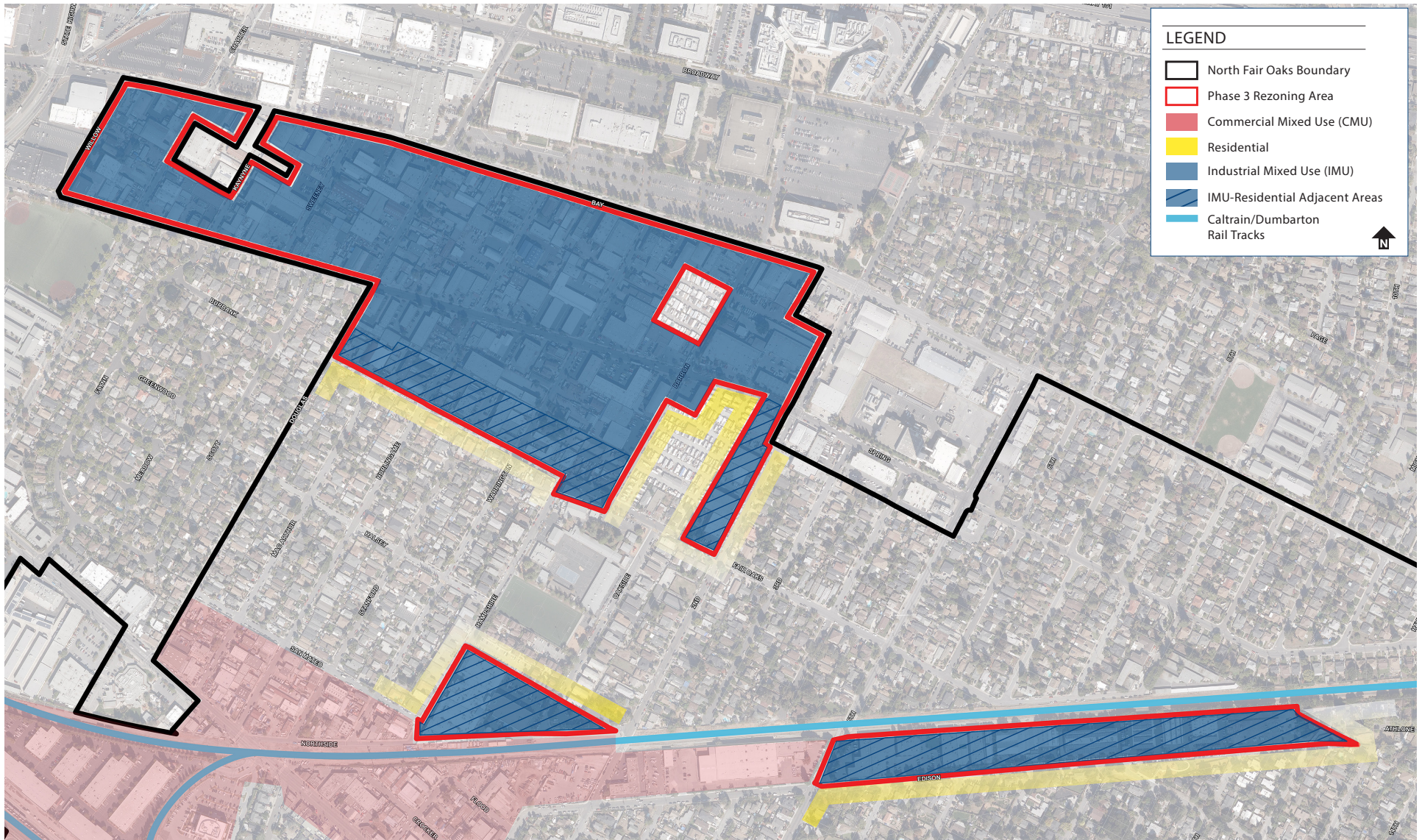


Phase 3 Industrial Mixed Use | Proposed Land Uses & Development Standards



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<http://planning.smcgov.org/rezoning>

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The Industrial Mixed-Use land use designation allows for medium to high density development with a focus primarily on industrial uses while also allowing a mix of secondary commercial, public, and institutional uses. The objective of this land use category is to preserve and promote job-generating uses while catalyzing reuse of underutilized industrial buildings for commercial activities, including retail and office uses, artist studios, live/work lofts, and institutional uses such as schools/training and sports facilities.

For those Industrial Mixed Use areas that abut residential neighborhoods, different land use standards will apply. Unlike in other parts of the district, no office uses will be permitted, and 100% residential development will be allowed.

Overall, allowed uses would include:

- Light industrial
- Commercial and retail
- Institutional
- Live-work units
- Limited office
- Limited multifamily housing

Live-Work Units

Live-work residential will be allowed within the Industrial Mixed Use district as a conditional use with approval. A live-work unit is defined as a space that combines a workspace with living space, and work well as a transition between residential and light industrial uses.



Examples of live-work developments.



Proposed Industrial Mixed Use 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.



Examples of mixed use buildings combining light industrial with office, retail, and other commercial uses.

