



## COMMERCIAL DEVELOPMENT STANDARDS

	C-O & C-1	C-2	C-3 & C-4
Land Use Description:	C-O = Professional Office C-1 = Limited Commercial	Retail Commercial	C-3 = General Commercial C-4 = Heavy Commercial
Maximum Height:	2.0 stories & 30 ft.	3.0 stories & 40 ft.	4.0 stories & 50 ft.
Maximum Height when Abutting R-1, R-2 & R-3 Properties:	<u>Within 40 ft.</u> = 30 ft. high <u>40 ft. to 100 ft.</u> = 40 ft. high <u>Greater than 100 ft.</u> = Per zone		
Ancillary Roofed Items:	Elevators, stairways, tanks, equipment, etc. may extend up to 10 ft. above the maximum permitted building height. All roof mounted equipment shall be fully screened from public view.		
Minimum Street Setbacks:	<u>Front:</u> 10 ft. <u>Corner Street Side:</u> 5 ft. <u>Interior Side:</u> 0 ft. <u>Rear:</u> 20 ft.		<u>Front:</u> 5 ft. <u>Corner Street Side:</u> 5 ft. <u>Interior Side:</u> 0 ft. <u>Rear:</u> 25 ft.
Street Side Yard when Abutting an R-Zoned Property:	10 ft. for the first 20 ft.		10 ft. for the first 25 ft.
Interior Side Yard when Abutting an R-Zoned Property:	15 ft.		20 ft.
Rear Yard when Abutting an R-Zoned Property:	20 ft.		25 ft.
Distance Between Buildings:	10 ft.	<ul style="list-style-type: none"> <li>• 20 ft. if one of the buildings is greater than 30 ft. in height.</li> <li>• 10 ft. in all other instances.</li> </ul>	
Maximum Lot Coverage:	N/A		
Floor Area Ratio (FAR):	0.50 to 0.75 (See 2011 General Plan Figure LU-1)		0.75 to 1.0 (See 2011 General Plan Figure LU-1)
Refuse Areas:	All sites shall construct and maintain an outside refuse collection area. It shall be enclosed on at least 3 vertical sides by a solid 5-foot high wall and on the 4 <sup>th</sup> side by a view obscuring gate to screen the containers from view.		

## MANUFACTURING DEVELOPMENT STANDARDS

	<b>M-1</b>	<b>M-2</b>
Land Use Description:	M-1 = Light Manufacturing	M-2 = General Manufacturing
Maximum Height:	75 ft.	
Maximum Height when Abutting R-1, R-2 & R-3 Properties:	<u>Within 40 ft.</u> = 30 ft. high <u>40 ft. to 100 ft.</u> = 40 ft. high <u>Greater than 100 ft.</u> = 75 ft. high	
Ancillary Roofed Items:	Elevators, stairways, tanks, equipment, etc. may extend up to 15 ft. above the maximum permitted building height. All roof mounted equipment shall be fully screened from public view.	
Minimum Street Setbacks:	<u>Front:</u> minimum 50 ft. from centerline of street provided there is a landscaped setback of at least 15 ft. along major arterials & 10 ft. along all other streets <u>Corner Street Side:</u> 5 ft. <u>Interior Side:</u> 0 ft. <u>Rear:</u> 0 ft.	
Street Side Yard when Abutting an R-Zoned Property:	15 ft. for the first 30 ft.	
Interior Side Yard when Abutting an R-Zoned Property:	25 ft.	
Rear Yard when Abutting an R-Zoned Property:	30 ft.	
Distance Between Buildings:	<ul style="list-style-type: none"> <li>• 30 ft. if one of the buildings is greater than 40 ft. in height.</li> <li>• 20 ft. if one of the buildings is greater than 30 ft. in height.</li> <li>• 10 ft. in all other instances.</li> </ul>	
Maximum Lot Coverage:	N/A	
Floor Area Ratio (FAR):	1.0	
Refuse Areas:	All sites shall construct and maintain an outside refuse collection area. It shall be enclosed on at least 3 vertical sides by a solid 5-foot high wall and on the 4 <sup>th</sup> side by a view obscuring gate to screen the containers from view.	