

EXHIBIT “A”

Table 19.130.030.A

BMP, I and AIR Industrial Zones Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Floor Area Ratio (FAR) - Maximum^{1,3}	1.50	0.60	0.60	See Chapter 19.149- Airport Land Use Compatibility
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	—	—	—	See Chapter 19.149- Airport Land Use Compatibility
a. Within 200 feet of a sensitive receptor <u>Residential Zone or use</u> ^{6, 7, 8}	35 ft.	35 ft.	35 ft.	
b. All other locations	45 ft.	45 ft.	45 ft.	
Building Size - Maximum	—	—	—	Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided the buildings meet the FAR established in Table 19.130.030.B. maximum FAR is not exceeded.
a. Within 200 feet of a Residential Zone or use <u>sensitive receptor</u> ^{6, 7}	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
b. 200-800 feet of a Residential Zone or use <u>sensitive receptor</u> ^{6, 7}	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	
c. 800-1,500 feet of a <u>sensitive receptor</u>	<u>400,000 sq. ft.</u>	<u>400,000 sq. ft.</u>	<u>400,000 sq. ft.</u>	
d. <u>1,500 feet or more</u> ^{6, 7} e. All other locations	<u>Per FAR</u>	Per FAR	Per FAR	
Front Yard Setback - Minimum ⁵	—	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	—	—	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.

b. Buildings 30 ft. or less in height and not on an arterial street	20 ft. (See Notes)	—	—	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum	—	—	—	
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to <u>a sensitive receptor</u> Residential Zone or use ^{6, 7}	60	60	60	Not less than <u>At least 15-20</u> feet of the minimum side yard setback area directly adjacent to a Residential Zone or use <u>sensitive receptor</u> shall be fully landscaped.
c. Street side	Same as Front Yard	20 ft.	15 ft.	Minimum 10 feet fully landscaped.
Rear Yard Setback - Minimum	—	—	—	
a. Rear yard	0 ft.	0 ft.	15 ft.	
b. Adjacent to <u>a sensitive receptor</u> Residential Zone or use ^{6, 7}	60 ft.	60 ft.	60 ft.	Not less than <u>At least 15-20</u> feet of the minimum rear yard setback area directly adjacent to a Residential Zone <u>a sensitive receptor</u> or use shall be fully landscaped.
c. Adjacent to Streets	Same as Front Yard	20 ft.	20 ft.	Minimum 10 feet fully landscaped.

Notes:

1. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of five acres is required. Site plan review approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. A minimum front yard setback of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts or is adjacent to a lot or parcel in any residential zone or use.
6. Except where the site is separated from such residential zone or use by a freeway.

7. Measured from the residential zone or property line to the industrial building.

8. A sensitive receptor includes a residential zone or use; K-12 public, private and charter school; designated parks and open space; adult and child day care facilities; assisted living facilities and hospitals shall be defined as defined by Article X - Chapter 19.910 - Definitions a residential zone or use; K-12 public, private and charter schools; designated parks and open space; adult and child day care centers; assisted living facilities, hospitals.