

Development Standards Reference Table
Industrial Manufacturing (M-2) Zoning District

	Required/Permitted	Proposed	Code Section
<i>Building Height</i>	45 feet	31'-0" feet	17.20.080
<i>Stories</i>	3 stories	2 stories	General Plan, Land Use Element
<i>Fence height</i>	Front yard setback: <ul style="list-style-type: none"> • 42 inches solid fence. • 6 feet along non-arterials open fence. 	None proposed in front yard setback.	17.12.070.E
<i>Floor Area Ratio (FAR)</i>	0.75 FAR	.50 FAR	General Plan, Land Use Element
<i>Landscaping Guidelines (non-residential)</i>	<ul style="list-style-type: none"> • Interior side and rear yards - 4 feet or, when adjacent to perpendicular parking, 6 feet. • Parking area screening from a public street with 5-gallon shrubs, 3 feet on center. • 25 percent of required trees need to be 24- inch box and 75 percent need to be in 15 gallon containers. • Trash Enclosures require a 4 foot wide landscaped planter on at least 2 sides. • Landscape the front yards of all buildings facing a street, entire setback area or 10'-0" minimum planter width, whichever is greater. Car overhangs shall not be included in the 10'-0" • Street trees required as determined by the design review process. 	<p>Note: existing landscaping is not being modified. Therefore, it is legal nonconforming and does not have to comply with current landscape code.</p> <ul style="list-style-type: none"> • 6 feet • Parking areas screened from public streets with existing 5-gallon shrubs. • Five existing trees. Two trees to be relocated. • Trash enclosure is existing non-conforming. • Existing landscaping meets this standard. • No street trees required as of SRC review by Public Works. 	Landscaping Guidelines

<i>Loading area (non-residential)</i>	<p>10 X 60 feet.</p> <p>For industrial uses, loading areas shall be located to provide adequate maneuvering area between loading doors and parking stalls, as determined by site plan review, and shall not face onto a public street unless screened from view.</p> <p>“Loading area requirements may be modified through the <i>site plan</i> or conditional use permit process where it can be shown that the requirements are inconsistent with the proposed use.”</p>	Existing non-conforming. Loading requirements to be modified via the site plan process. A formalized loading zone is not provided.	17.34.160 and 17.34-180
<i>Parking (non-residential)</i>	71 off-street parking spaces	<p>33 off-street parking spaces.</p> <p>Additional off-street parking not required per AB 2094.</p>	Table 17.34.060.B
<i>Setback, Front</i>	20 feet (when adjacent to an arterial street)	83’-7” along Taft Avenue	17.20.090
<i>Setback, Interior Rear</i>	0 feet	32’-2”	17.20.090
<i>Setback, Street Rear</i>	Not Applicable	Not Applicable	
<i>Setback, Street Side</i>	Not Applicable	Not Applicable	17.20.090
<i>Setback, Interior Side</i>	0 feet	9’-9”	17.20.090