

EXHIBIT - A

***Asterisks, Red Fonts Letters in CAPS are proposed amendment text.**

~~Strikethrough~~ = Deleted text

Article 205 Industrial Districts

Sections:

205.01	Purpose
205.02	Land Use Regulations
205.03	Development Standards
205.04	Review of Plans

205.01 Purpose

The purposes of the Industrial Districts are to:

- A. Provide appropriately located areas for continued employment activities to ensure a robust economy that is essential in order for the City to continue to provide the high level of public services that the community expects;
- B. Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing compatibility in use and form;
- C. Assure high-quality design and site planning of office and employment areas and support the adaptive reuse of industrial buildings that contribute to the character of the City as a whole; and
- D. Ensure that new industrial and office development is designed to minimize traffic, parking and impacts on surrounding neighborhoods, and is appropriate to the physical characteristics of the site and the area where the project is proposed.

Additional purposes of each Industrial District:

LI Light Industrial. This District is intended to accommodate a diverse range of existing industrial uses that provide a job base and affordable space for small-scale industrial and manufacturing businesses. Allowable land uses within this district include light industrial uses, including but not limited to businesses engaged in design, development, manufacturing, fabricating, testing, or assembly of various products, which provide important community services and employment for workers with various skills. This District also allows general service, research and development, biotechnology, warehousing, and service commercial uses. It includes industrial complexes, flex space, and industrial buildings for single and multiple uses, warehouses, mini-storage, wholesale, commercial recreation, and other related uses. Small-scale retail and ancillary office uses are also permitted.

GI General Industrial. This District is intended to accommodate the broadest range of industrial uses on sites identified as “Employment” in the General Plan. These intensive uses include but are not limited

to manufacturing, processing, assembly, research, wholesale, storage, and distribution activities that are essential to a balanced economic base. Small-scale commercial services and ancillary office uses are also permitted.

IP Industrial Park. This District is intended to provide for office and advanced technology uses, scientific research, and limited manufacturing of related products which require large expanses of floor area on large parcels. Development intensity is intended to provide for office uses and other uses within a campus-like environment that will be compatible with abutting residential neighborhoods, especially in terms of scale and building mass.

205.02 Land Use Regulations

Table 205.02 below prescribes the land use regulations for "Industrial" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"A" designates use classifications that are permitted after review and approval of an Administrative Use Permit.

"C" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning & Zoning Commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"X" designates uses that are not permitted.

TABLE 205.02: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS				
<i>Uses</i>	<i>Type</i>			<i>Additional Standards</i>
	<i>LI</i>	<i>GI</i>	<i>IP</i>	
Agricultural				
Animal and Crop Production				
<i>Urban Agriculture</i>	A	P	X	
Public and Semi-Public				
Colleges and Trade Schools, Public and Private	A	A	A	
Day Care Facility	X	X	C	Section 410.08, Day Care Facilities
Government Buildings	P	P	P	
Hospitals and Clinics				
<i>Clinic</i>	A	X	A	Section 410.13, Hospitals and Clinics
Public Safety Facility	P	P	P	
Commercial				
Adult Oriented Businesses	C(1)	X	X	Section 410.02, Adult Oriented Business
Animal Sales, Care and Services				
<i>Animal Sales and Grooming</i>	P	X	X	Section 401.03, Animal-Keeping
<i>Small Animal Day Care</i>	P	X	X	
Automobile/Vehicles Sales and Services				

TABLE 205.02: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS

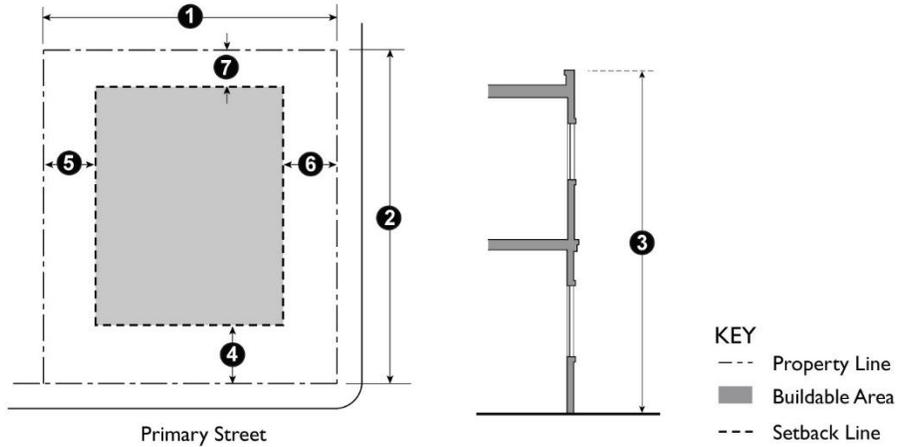
Uses	Type			Additional Standards
	LI	GI	IP	
<i>Automobile/Vehicle Repair, Minor</i>	P	X	X	
<i>Automobile/Vehicle Repair, Major</i>	P	P	X	Section 410.05 Automobile/Vehicle Service and Repair, Major
<i>Automobile/Vehicle Sales and Leasing</i>	P	P	P	Section 410.04, Automobile/Vehicle Sales and Leasing
<i>Automobile/Vehicle Washing and Services</i>	P	P	X	Section 410.06, Automobile/Vehicle Service Stations and Washing
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	P	X	X	
<i>Service Station</i>	P	P	X	
<i>Towing and Impound</i>	X	P	X	
Building Materials Sales and Service	X	P	X	
Business Services	P	X	P	
Commercial Kitchen	P	P	A	
Eating and Drinking Establishments				
<i>Restaurants, Full-service</i>	A	A	A	Section 410.10, Eating and Drinking Establishments
<i>Restaurant, Take Out Only</i>	A	X	A	Section 410.09 Drive In and Drive Through Facilities, Including Fast-Food Facilities
Food and Beverage Sales				
<i>Convenience Market</i>	P	A	X	Section 410.03 Alcoholic Beverage Sales
Light Fleet-Based Services	P	P	X	
Maintenance and Repair Services	P	P	P	
Medical Marijuana Uses				
<i>Cultivation</i>	C	C	X	Section 410.16, Medical Marijuana Uses
Mobile Food Vendor	A	A	A	Section 410.17, Mobile Food Vendor
Nurseries and Garden Centers	P	P	X	
Retail Sales				
<i>General Retail, Small Scale</i>	A(2)	X	X	Section 410.25, Restricted Retail Uses
Industrial				
Artists Studio and Production	P	P	X	
General Industrial	X	P	X	
Light Industrial	P	P	P	
Research and Development	P	P	P	
Salvage and Wrecking	X	P	X	Section 401.10, Outdoor Storage
Storage and Warehouse				
<i>Chemical and Mineral Storage</i>	X	A	X	
<i>Indoor Warehousing and Storage</i>	P	P	P	
<i>Outdoor Storage</i>	C	P	X	Section 401.10, Outdoor Storage
<i>Personal Storage</i>	P	X	X	
<i>Wholesaling and Distribution</i>	P	P	A	
Transportation, Communication, Utility				
Airports and Heliports	C	C	C	
Bus/Rail Passenger Facilities	P	P	P	
Communication Facilities				

TABLE 205.02: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS				
Uses	Type			Additional Standards
	LI	GI	IP	
<i>Antennas and Transmission Towers</i>	Subject to existing regulations, including a Conditional Use Permit if certain standards are not met or thresholds exceeded.			Article 412, Telecommunication Facilities
<i>Facilities within Buildings</i>	P	P	P	
Freight/Truck Terminals and Warehouses	X	P	X	
Recycling Facility				
<i>Recycling Collection Facility</i>	P	P	X	
<i>Recycling Processing Facility</i>	X	P	X	
Utilities				
<i>Major</i>	X	A	X	
<i>Minor</i>	P	P	P	
Waste Transfer Facility	X	C	X	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in Section 410.01, Accessory Uses			
Temporary Uses	Require a Temporary Use Permit, unless exempt; see Section 410.26, Temporary Uses			
Nonconforming Uses	Article 406, Nonconforming Uses & Structures			
1. Upper floors only.				
2. Small-scale, less than 1,000 square feet, goods produced on-site.				

205.03 Development Standards

Table 205.03, below, prescribes development regulations for the Industrial Districts. The first four columns establish minimum requirements for permitted and conditional uses. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the schedule. The letter “Y” in the district column means that the Additional Regulation applies. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to multiple districts are in the 400 Series.

TABLE 205.03: DEVELOPMENT STANDARDS - INDUSTRIAL DISTRICTS



	Type			Additional Standards	#
	LI	GI	IP		
Lot and Density Standards					
Minimum Lot Area (s/f)	10,000	10,000	20,000		
Minimum Lot Width (ft.)	100	100	100		1
Minimum Lot Depth (ft.)	100	100	100		2
Building Form and Location					
Maximum Building Height (ft.)	40	40*	40	SEE ARTICLE 401.08 EXCEPTIONS TO HEIGHT LIMITS	3
1st Floor Ceiling Height (ft. clear)	15	15	15		
Setbacks (ft.)					
Front	25	35	25		4
Interior Side	0	0	0		5
Street Side	20	25	20		6
Rear	15	20	15		7
Additional Standards					
Outdoor Storage and Screening	N	Y	N	(A), (B)	
Transitions	Y	Y	Y	(C)	
Truck Docks, Loading and Service Areas	Y	Y	Y	(D)	
Additional Standards					
Accessory Structures	Section 401.02, Accessory Building or Structures				
Exceptions to Height Limits	Section 401.08, Exceptions to Height Limits				
Fences and Walls	Section 401.09, Fences and Freestanding Walls				
Landscaping	Article 404, Landscaping				
Lighting	Article 405, Lighting				
Off-Street Parking and Loading	Article 407, On-Site Parking and Loading				
Outdoor Storage	Section 401.10, Outdoor Storage				
Projections into Required Setbacks	Section 401.04, Building Projections into Yards				
Screening	Section 401.11, Screening				

TABLE 205.03: DEVELOPMENT STANDARDS - INDUSTRIAL DISTRICTS	
Signs	Article 409, Signs
Swimming Pools	Section 401.12, Swimming Pools and Spas
Visibility at Driveways	Section 401.15, Visibility at Intersections and Driveways

- E. **Outdoor Storage.** In addition to the requirements of Section 401.10, Outdoor Storage, in the LI District, outdoor storage shall be screened so as not to be visible from public areas.
- F. **Screening and Separation of Parking Areas.** In the Industrial Districts, parking areas located between a building and street shall be screened with a screening wall or berm at least 3 feet and not to exceed 3.5 feet high. In addition, parking areas shall be separated from on-site buildings by a distance of at least 10 feet, which shall be landscaped and may also include a pedestrian walkway. Exceptions to this requirement may be granted in the GI District for a use located in the interior of the district, not on the perimeter.

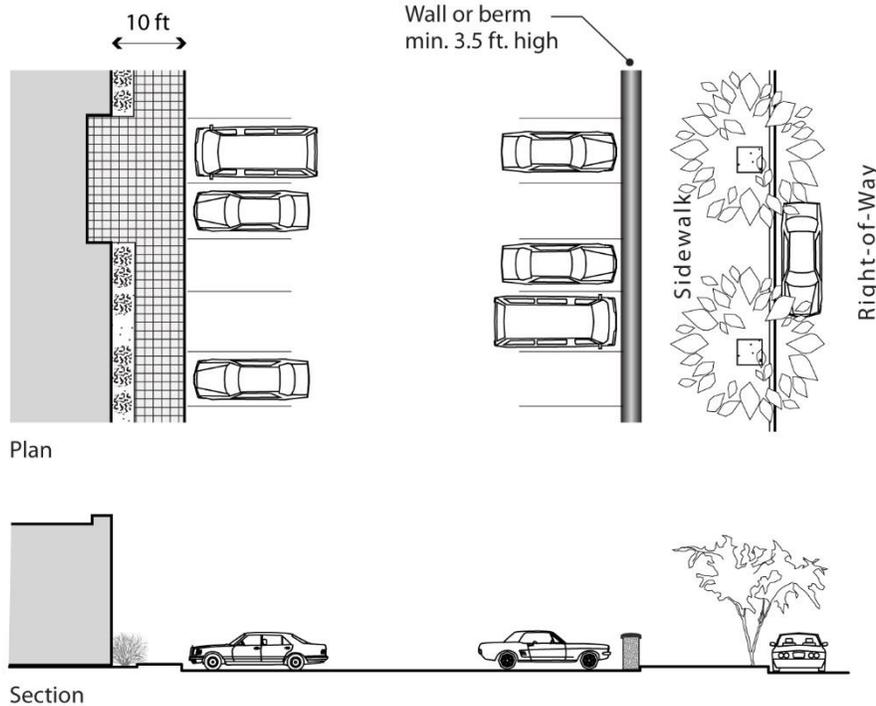


FIGURE 205.03.B: SCREENING AND SEPARATION OF PARKING AREA

- G. **Transitional Standards.** Where an Industrial District adjoins an interior lot line in a Residential District, the following standards apply:
1. The maximum height within 40 feet of a Residential District is 30 feet. From this point, the building height may be increased one foot for each additional foot of upper story building setback to the maximum building height.
 2. The minimum building setback from a Residential District boundary shall be 40 feet.

3. There shall be a minimum 40 foot landscape buffer from any Residential District lot line.

H. **Truck Docks, Loading, and Service Areas.** Truck docks, loading, and service areas are not permitted within 40 feet of the boundary of any Residential District. In the IP District, such loading and service areas must be located from the side or rear of buildings, and may not face a public street or a private street functioning as a public road.

205.04 Review of Plans

Permit and review procedures shall follow the standards and approval criteria in the 500 Series, Administration and Permits.

401.08 Exceptions to Height Limits

I. **Allowed Projections above Height Limits.** The structures listed in Table 401.08 may exceed the maximum permitted building height for the Zoning District in which they are located, subject to the limitations stated in the table, and further provided that no portion of a structure in excess of the building height limit may be used for sleeping quarters or advertising.

TABLE 401.08: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Locational Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit</i>
Skylights	No limitation	1 foot
Solar panels	No limitation	3 feet
Other energy production facilities located on rooftop such as wind turbines	No limitation	5 feet
- Chimneys - Decorative features such as domes, cupolas, pediments, obelisks, and monuments - Rooftop open space features such as sun decks, sunshade and windscreen devices, open trellises, and landscaping, excluding detached residential structures	20% of roof area for all structures	20% of base height limit or 10 feet
Elevator and stair towers (for multi-unit and non-residential buildings only)	N/A	12 feet
Mechanical penthouses	60% of roof area	10 feet
Flagpoles	Shall be setback at least to the height of the pole from all lot lines; only one per residential lot	10 feet
BUCKET ELEVATORS, VERTICAL CONVEYORS AND CONVEYOR EQUIPMENTS, SMOKESTACK SCRUBBERS, SUPPORT TOWERS, GRAIN BINS AND GRAIN SILOS, AND ANY OTHER HEIGHT RELEVANT INDUSTRIAL MECHANICAL APPURTENANCES	SHALL REQUIRE A CONDITIONAL USE PERMIT	NO RESTRICTION
Fire escapes, catwalks, and open railings required by law	No restriction	No restriction

TABLE 401.08: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS

<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Locational Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit</i>
Religious facility architectural elements such as spires, bell towers, and domes	20% of roof area	No restriction
Parapets excluding detached residential structures	N/A	4 feet
<ul style="list-style-type: none"> - Distribution and transmission towers, lines, and poles - Water tanks - Windmills - Airway beacons 	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the District	10 feet as an accessory structure; none as a primary use
<ul style="list-style-type: none"> - Building-mounted telecommunications facilities, antennas, and microwave equipment - Radio towers 	Subject to provisions of Article 412, Telecommunications Facilities. A Conditional Use Permit is required for commercial communication towers that exceed the maximum permitted height of the District in which they are located.	
Athletic field lighting	80 feet	

Proposed Text Amendment