

## Attachment E: Development Standards Table

### Development Regulations for IG zone

Code Section	District Regulations	Requirement	Proposed	Complies?
2.12.308(C)	Front Yard	Min. 20 feet	Approx. 50 feet	Yes
2.12.312(C)	Height	Max. 50 feet (Administrative Exception - Height)	50 feet	Yes
2.12.316	Lot Coverage	Max. 75%	38.9%	Yes
2.12.316	Floor Area Ratio	Max 1.0	0.4	Yes
2.12.320	Minimum Site Landscaping	Min. 5%	Approx. 7%	Yes

### Development Regulations - Applicable in All Districts

Code Section	District Regulations	Requirement	Proposed	Complies?
4.04.328	Screening of Mechanical Equipment	Exterior mechanical equipment shall be screened from view from the public sidewalk on both sides of a street.	Conditioned	Yes
4.04.332	Refuse Storage Areas	A refuse storage area screened on all sides by a six foot solid wall using exterior materials, colors, and finishes that are also used on the primary building or located within a building	Conditioned	Yes
4.04.364(D)(1)	Fences, Walls, and Hedges in Industrial Districts	Max. 8 feet	Conditioned	Yes
4.04.364(D)(2)	Minimum Standards for Fences Along Street Frontages.	Fences that are adjacent to the required minimum front, corner side and/or rear yard with frontage along a public street frontage shall be constructed of either: (a) tubular steel, or of equally high quality "visually transparent" style; and (b) the area between the property line and the fence shall be landscaped and maintained free of weeds.	Conditioned	Yes
4.04.364(D)(3)	Materials	Fencing and walls shall be constructed using wood, tubular steel, finished concrete, stucco or chain link.	Conditioned	Yes
4.16.116(C)(1)(a)	Perimeter Planting for Parking Lots	A landscaped area of not less than five feet wide shall be provided adjacent to any property line.	Min. 5 feet provided	Yes
4.16.116(C)(1)(b)	Parking lot screening	Along street frontages, screening to a height of 30 inches shall be provided by use of continuous shrub plantings, berms, and/or architectural walls.	Landscape screening provided at Hester Street frontage	Yes
4.16.116(C)(2)(a)	Minimum Width of Interior Landscaped Areas	Interior landscaped area, or tree wells for parking lots shall be a minimum of four feet in width	Interior landscaped areas provided	Yes
4.16.116(C)(2)(b)	Separation of Parking Row Driveways	The end of each row of parking stalls shall be separated from driveways by a landscaped area, or sidewalk	Landscaped areas provided	Yes

4.16.116(C)(3)(a) and (b)	Requirements for Parking Lot Trees	A minimum of one shade tree for every six parking spaces shall be distributed throughout the parking lot. 34 parking lot trees required	45 parking lot trees provided	Yes
4.08.108(Table)	"Off-street Parking and Loading Spaces Required" Table	Warehousing, distribution and storage: 1 space per 1,500 square feet Office: 1 space per 300 square feet Total spaces required: 203 spaces	204 passenger car space 59 trailer spaces	Yes
4.08.128(A)(1)(b)(ii)(B)	Short-Term Bicycle Parking	Min. 5% of the requirement for automobile parking spaces, with a minimum of one space. $0.05 \times 13 = .65 \Rightarrow$ One bicycle parking space is required	12 short-term spaces	Yes
4.08.128(B)(1)(c)	Long-Term Bicycle Parking	None required	12 long-term spaces	Yes
4.08.148	Driveway-Visibility	Visibility of a driveway crossing a street property line shall not be obstructed between a height of 3 feet and 7 feet. The obstruction restriction area includes all the land in a triangular area on either side of the driveway measured 10 feet from the street property line along the driveway and 10 feet from the driveway along the street property line.	Conditioned	Yes.