

# SETBACK AND HEIGHT REQUIREMENTS

ISLAND PLASTIC BAGS

6/18/2012

• I-2

## STREET SETBACK

- much less stringent than THSB.

## TRANSITIONAL HEIGHT SETBACK

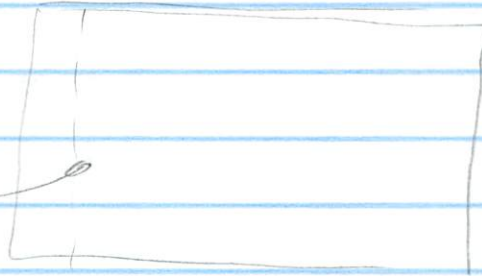
per 21-3.130-1(c)

- MAX HT 60'  
(.478 ACRES)
- 20,801 SF LOT ✓
- LOT# 586
- 12,312 SF BLDG
- TML# 99077023
- 208' x 100' LOT ✓

## REQUIRED YARD

I-2: 0 required side and rear  
5' front yard

5' setback  
in front



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Development Standard	District				
	Resort	B-1	B-2	BMX-3	BMX-4
Maximum density (FAR) resort district only	Lot area (sq. ft.)		FAR calculation		
	Less than 10,000		FAR = (.00006 x lot area) + 0.4		
	10,000-30,000		FAR = (.00002 x lot area) + 0.8		
	Over 30,000		FAR = 1.4		
Maximum density (FAR) for other districts	See above	1.0	2.5	2.5	4.0
Open space bonus	Available	No		Yes see Sec. 21-3.110-1(c)	Yes see Sec. 21-3.120-2(c)
	Max FAR	n/a	n/a	3.5	3.5
Maximum height (feet)	per zoning map	40	per zoning map	per zoning map	per zoning map, see Sec. 21-3.120-1 for additional height
Height setbacks	per Sec. 21-3.100-1(c)	per Sec. 21-3.110-1(c)		per Sec. 21-3.120-2(c)	

<sup>1</sup>There shall be no minimum lot area, width or depth for off-site parking facilities.

<sup>2</sup>For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

<sup>3</sup>Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment or apartment mixed use district, there shall be a side or rear yard which conforms to the yard requirements for dwelling use of the adjoining district. In addition, see Section 21-4.70-1 for landscaping and buffering requirements.

<sup>4</sup>Where a zoning lot adjoins a residential, apartment or apartment mixed use district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district (see Figure 21-3.6).

<sup>5</sup>Five feet for structures up to 12 feet in height, provided that where the adjacent street is greater than 50 feet in width, an area of open space or an arcade, equivalent to the required yard area may be provided elsewhere on the zoning lot (see Figure 21-3.8).

n/a = Not applicable  
(Added by Ord. 99-12; Am. Ord. 03-37)

#### Sec. 21-3.130 Industrial districts—Purpose and intent.

- (a) The purpose of the industrial districts is to recognize the importance of industrial uses to the welfare of city residents by providing areas for industrial uses without undue competition from other uses and ensuring compatibility with nonindustrial areas. Typical uses include manufacturing, refining, sorting, processing and storage of materials and products. Limited business activities that directly support the industrial uses or those employed by industries therein are permitted in these districts.
- (b) Heavy industrial uses such as refining of petroleum and manufacturing of explosives will only be allowed under certain conditions and in areas well away from other districts.
- (c) To minimize potential adverse impacts on property and persons in the same or neighboring districts, standards are established for the more noxious uses permitted in these districts.
- (d) The intent of the I-1 limited industrial district is to provide areas for some of the industrial employment and service needs of rural and suburban communities. It is intended to accommodate light manufacturing, including handcrafted goods as well as "high technology industries" such as telecommunications, computer parts manufacturing, and research and development. Uses in this district are limited to those which have few environmental impacts and those which complement the development scale of communities they would serve.
- (e) The intent of the I-2 intensive industrial district is to set aside areas for the full range of industrial uses necessary to support the city. It is intended for areas with necessary supporting public infrastructure, near major transportation systems and with other locational characteristics necessary to support industrial centers. It shall be located in areas away from residential communities where certain heavy industrial uses would be allowed.
- (f) The intent of the I-3 waterfront industrial district is to set apart and protect areas considered vital to the performance of port functions and to their efficient operation. It is the intent to permit a full range of facilities necessary for successful and efficient performance of port functions. It is intended to exclude uses which are not only inappropriate but which could locate elsewhere.

(Added by Ord. 99-12)

#### Sec. 21-3.130-1 Industrial uses and development standards.

- (a) Within the industrial districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the industrial districts, development standards shall be as enumerated in Table 21-3.5.
- (c) Additional Development Standards.

- (1) Transitional Height Setbacks. Where a zoning lot adjoins a zoning lot in a residential, apartment, apartment mixed use or resort district, the residential, apartment, apartment mixed use or resort district height setbacks shall be applicable at the buildable area boundary line on the side of the industrial zoning lot (see Figure 21-3.5).
- (2) Street Setbacks. In the I-2 and I-3 districts, on zoning lots adjacent to a street, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of the street (see Figure 21-3.7).

(Added by Ord. 99-12)

**Sec. 21-3.140 Industrial-commercial mixed use district--Purpose and intent.**

- (a) The purpose of the industrial-commercial mixed use district is to allow mixing of some industrial uses with other uses. The intent of this district is to provide for areas of diversified businesses and employment opportunities by permitting a broad range of uses, without exposing nonindustrial uses to unsafe and unhealthy environments. To a limited extent, some residential uses shall be permitted.
- (b) This district is intended to promote and maintain a viable mix of light industrial and commercial uses.

(Added by Ord. 99-12)

**Sec. 21-3.140-1 Industrial-commercial mixed use district uses and development standards.**

- (a) Within the industrial-commercial mixed use district, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the industrial-commercial mixed use district, development standards shall be as enumerated in Table 21-3.5.
- (c) Additional Development Standards.
  - (1) Density. For purposes of this subdivision, uses marked by a superscript <sup>2</sup> in Table 21-3 shall be considered "commercial uses." The maximum FAR for a zoning lot shall be as follows:

Maximum FAR	Provided the following minimum FAR, in aggregate, of the total floor area on the zoning lot is devoted to permitted "noncommercial" principal uses
1.5	0.00
2.0	0.5
2.5	0.75

Except a maximum 2.5 FAR with no limit for floor area devoted to commercial uses shall be applicable to zoning lots of 10,000 square feet or less in areas that were of record on June 14, 1993, or to zoning lots within any technology park so designated in Chapter 24 for which there has been recorded a unilateral agreement pursuant to Section 21-2.70, which includes limitations on the permitted uses in the technology park.

- (2) Transitional Height Setbacks.
  - (A) Where a zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the IMX-1 zoning lot (see Figure 21-3.5).
  - (B) Where a zoning lot adjoins a zoning lot in an A-2, A-3, AMX-2, AMX-3, or resort district, no portion of a structure shall exceed 40 feet in height along the buildable area boundary line on the adjoining side of the IMX-1 zoning lot, provided that additional height shall be permitted if the additional height is set back one foot from the buildable area boundary line for each 10 feet in height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height (see Figure 21-3.5).
- (3) Street Setbacks. On zoning lots adjacent to a street, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of the street (see Figure 21-3.7).

(Added by Ord. 99-12)

**Table 21-3.5  
Industrial and Industrial Mixed Use Districts  
Development Standards**

Development Standard	District			
	I-1	I-2	I-3	IMX-1
Minimum lot area (square feet)	7,500	7,500 ✓	7,500	5,000
Minimum lot width and depth (feet)	60	60 ✓	60	50
Yards (feet):	Front <sup>1</sup>	5 ✓	0	5
	Side and rear	0 <sup>2</sup>	0 <sup>2</sup> ✓	0 <sup>3</sup>

UNLESS RESIDENTIAL

Development Standard	District			
	I-1	I-2	I-3	IMX-1
Maximum building area (percent of zoning lot)		80		
	However, the building area may be increased to include all of the buildable area of the zoning lot provided all structures beyond the designated 80 percent building area shall: <ol style="list-style-type: none"> <li>Provide a minimum clear interior height of 18 feet;</li> <li>Contain no interior walls, except for those between a permitted use and a special accessory office; and</li> <li>Provide a minimum distance of 40 feet between interior columns and other structural features</li> </ol>			
Maximum density (FAR)	1.0	2.5	2.5	1.5 - 2.5 see Sec. 21-3.140-1(c)
Maximum height (feet)	40	per zoning map		
Height setbacks	per Sec. 21-3.130-1(c)			per Sec. 21-3.140-1(c)

<sup>1</sup>Except for necessary access drives and walkways, all front yards shall be landscaped. Where a zoning lot adjoins a residential, apartment, apartment mixed use or resort district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district (see Figure 21-3.6).

<sup>2</sup>Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment, apartment mixed use or resort district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district. In the I-3 district only, this yard shall be not less than 15 feet. In addition, see Section 21-4.70-1 for landscaping and buffering requirements.

<sup>3</sup>Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment, apartment mixed use or resort district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.

(Added by Ord. 99-12; Am. Ord. 03-37)

USE 40  
per zoning map

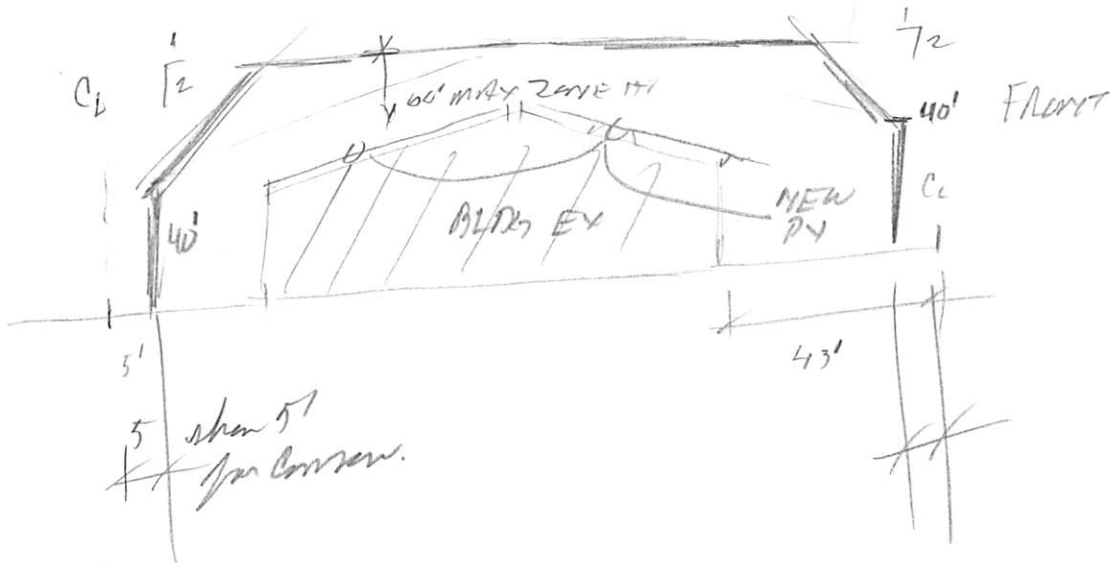
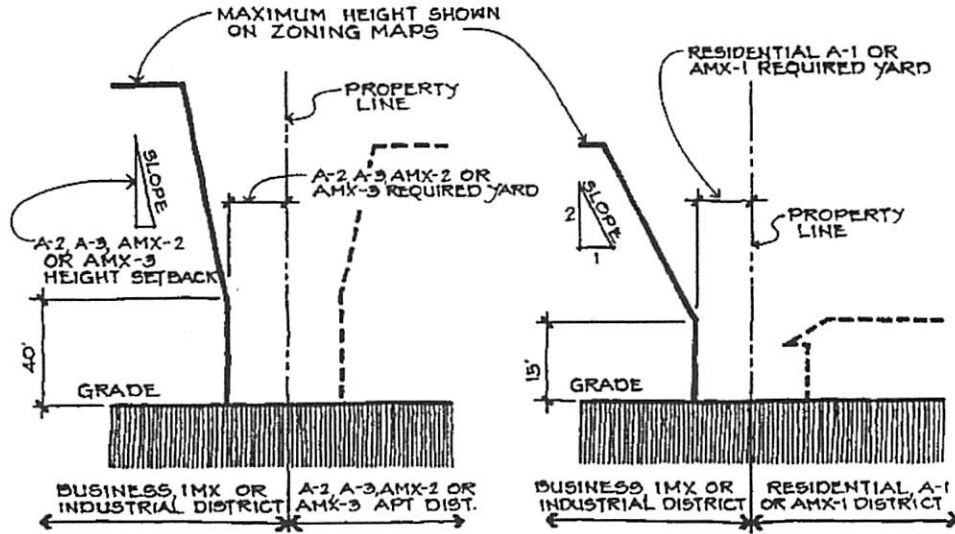
Present  $\frac{\text{BLDG AREA}}{\text{LOT AREA}} = \frac{12,312}{20,801} \approx 60\%$

FAR = FLOOR AREA DENSITY  
=  $\frac{\text{COMMERCIAL USE FA}}{\text{BLDG FA}}$

→ Commercial use =  
§ 2, Table 21.3

Figure 21-3.5

TRANSITIONAL HEIGHTS (BUSINESS, BMX, IMX AND ALL INDUSTRIAL DISTRICTS)



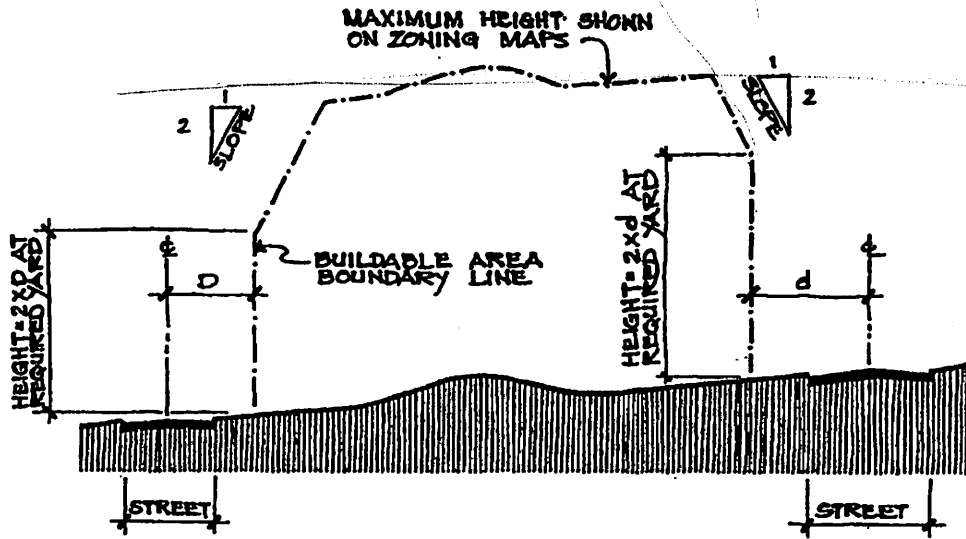
0' SETBACK SIDE AND REAR

5' FRONT

(unless adjacent to residential property)

Figure 21-3.7

STREET SETBACKS (B-2, BMX-3, I-2, I-3 AND IMX DISTRICTS)



*lot slo*

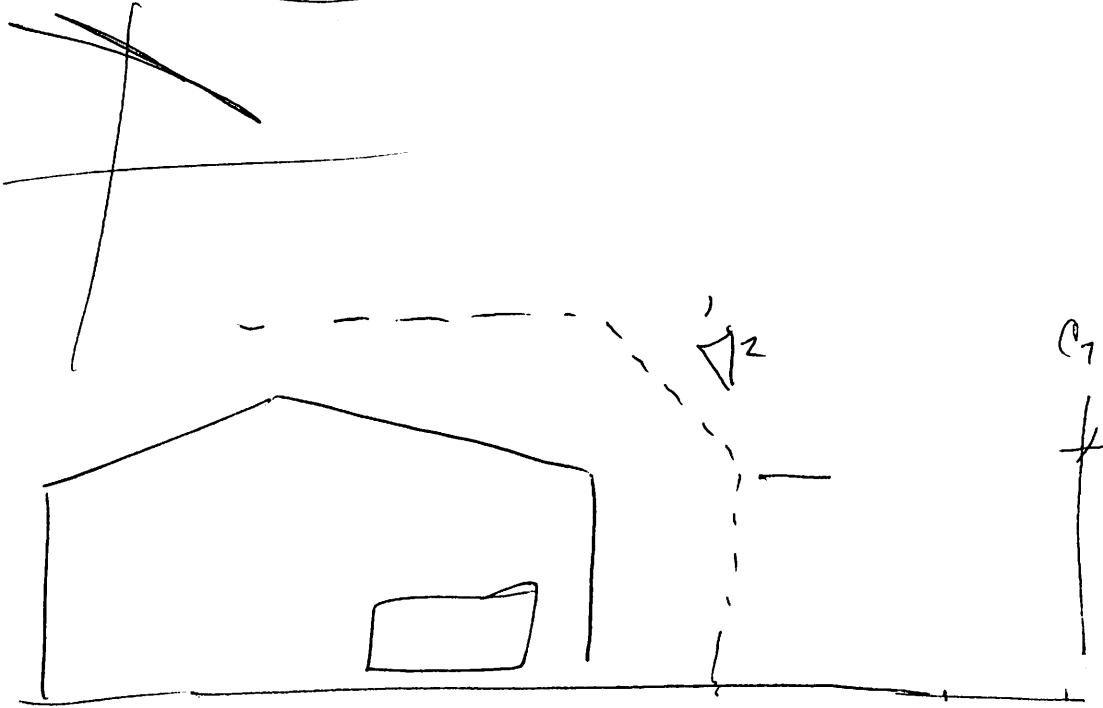


Figure 21-17  
STREET NETWORK (B. S. BIRD)  
(S. J. AND I. M. DISTRICTS)

