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**Introduction**

**Project Description**
The Betteravia Industrial Park occupies a 55 acre site located on the north side Betteravia Road in the City of Santa Maria. The development consists of a industrial subdivision with 38 lots ranging in size from 27,547 to 153,080 square feet, for future development of approximately 790,000 square feet of floor area. Each lot will be built out at a maximum 0.35 floor area ratio. The project is located in the Planned Development / Light Manufacturing (PD / M-1) district. These design guidelines meet or exceed the minimum requirements of the M-1 zoning standards set forth by the City of Santa Maria. However, where there is any conflict in the interpretation of these guidelines, the provisions of the Santa Maria Municipal Code shall prevail.

**Intent**
The intent of the Master PD is to streamline the permitting process in the future. With the approval of the PD Master permit, future applicants whose plans are consistent with the municipal code and special conditions imposed under this PD permit will not be required to obtain Planning Commission approval. However, the Planning Commission shall still review projects requiring a conditional use permit or a PD permit where applicable (e.g. mixed-use projects). Additionally, due to potential neighborhood compatibility and visual considerations resulting from the finish pad elevations, Lots 1-9 and Lots 15-20 will be required to submit an application for a Planned Development Permit for each lot.

**Purpose**
The Betteravia Industrial Park Design Guidelines have been prepared as a tool to implement certain design standards and development expectations on the property. These Guidelines are intended to provide minimum site, landscape, and architectural guidance for projects approved within the subdivision.

These Guidelines are a manual of design directives for project development within the subdivision. Property owners and applicants should familiarize themselves with this document to assure that their proposed project is in compliance with the design standards and development expectations. A builder’s checklist is incorporated to ensure each building permit review is in full consideration of these guidelines. If future development differs from the design guidelines general conformance, then the project will go before the Planning Commission with a separate Planned Development Permit.

The Design Guidelines are not meant to be an exhaustive listing. Creative interpretation by builders and their architects that exceeds these Guidelines is encouraged.

**Updated Regulations**
The owner/applicant shall be responsible for implementation of new rules, regulations, or policies that come into effect after the adoption of the these design guidelines.
Permitted Uses
All permitted uses as specified Section 12-15.03 - Light Industrial Zone (M-1) of the Municipal Code shall be allowed.

Conditional Uses
Uses listed under SMMC Section 12-15.05 are conditional uses subject to obtaining a conditional use permit in accordance with the procedures set forth in SMMC Chapter 12-35.

Prohibited Uses
Prohibited Uses as identified in Section 12-15.04 are not allowed in the M-1 zoning district.

Mixed Use
Mixed Use projects will be required to submit a Planned Development Permit application and an Environmental Clearance application. Mixed Use Projects may be allowed subject to the criteria set forth in SMMC Chapter 12-49.

Lots 1-9 and Lots 15-20, PD Permit Required
Due to potential neighborhood compatibility and visual considerations resulting from the finish pad elevations, Lots 1-9 and Lots 15-20 will be required to submit an application for a Planned Development Permit for each lot.

Use Criteria Per Lot:

- No less than 50% of the uses specified as permitted or conditional in conformance with SMMC 12-15 (M-1 Light Manufacturing District) shall be allowed, with the exception of office uses.
- No more than 50% office uses shall be permitted in conformance with SMMC 12-15.
Site Plan

Betteravia Industrial Park
Tract 5962
Site Design

Minimum Parcel Size
Each lot shall be a minimum of fifteen thousand (15,000) square feet unless a reduced lot size is specifically approved by the City Council. Each lot shall have a minimum frontage width of one hundred (100) feet on a public street or accessway.

Maximum Building Height
No building or structure erected in this zone shall have a height greater than thirty-five (35) feet, unless so authorized by the Community Development Director. A conditional use permit is required for any building or structure in excess of one (1) story or eighteen (18) feet in height when adjacent to a residential zoning district unless the building or structure is located more than one hundred (100) feet from the residential district boundary except for Lots 1-9 and 15-20, as those lots require a separate PD permit.

Building Setbacks
See pages 25-32 for special design criteria for specific lots. All other parcels must conform to current Santa Maria Municipal Code S.M.M.C. Section 12-15.09 (M-1 zoning district).

Additionally parcels must conform to criteria on screening, parking, signs, and mini-warehouse development standards in SMMC Chapter 12-15.
Building Design Elements

1. **Building Form and Massing** - The height, width and depth of a structure creates the overall “massing” of a building. Massing shall be reduced through several methods including, but not limited to:

   a. Recessing building floors above the first story;

   b. Providing vertical or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses.

   c. Articulating details around doors, windows, plate lines, providing details such as “belly-bands”, recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief;

   d. Reducing overly large and tall roof designs

   e. Use of light and earhtone building colors and varied wall treatments

   f. When downspouts are used they must match the color of the building and empty into approved disposal locations.

Facade with windows, exposed expansion joints, reveals, belly-band, as well as changes in color and texture.

Extensive use of windows helps to break up plain facades.
Building Design Elements

Buildings should include windows and openings, as well as changes in color and texture.

2. Roof Design-

a. Roof design must be “in scale” with the other building features.

b. High pitched “A-frame” type rooflines and partial mansards must be avoided.

c. Roof mounted mechanical devices shall be screened from all public views, such as below a roof parapet.
Building Design Elements

3. **Metal Building Design** - Well-designed metal buildings must be attractive and fit in within the context of its surroundings if building form is articulated and surfaces mixed in with other materials, or textures, and colors.

   a. Long, stark, and uninterrupted panels used for metal buildings shall be avoided. Use of panels with continuous vertical seams should also be avoided.

   b. Building materials shall be incorporated into structural design to add contrast, variety, and visual interest in building form.

   c. Wall systems shall use techniques that hide or disguise wall fastening systems and seams.

   d. Building features such as columns, curved metal corners, deep reveals at construction joints or other details shall be incorporated into building design to add interest into the architectural design.

   e. Windows shall particularly be incorporated along the street front elevation(s) to address the building to the street.

   f. Windows serve to incorporate changes in building plane by either recessing or projecting them as integral parts of the overall design theme.

   g. Entries shall incorporate overhangs, recessed openings, canopies or other features to emphasize the entrance area.

   h. When downspouts are used they shall match the color of the building and empty into approved disposal locations.
Building Design Elements

4. Entries

Building entries should be oriented toward the predominant public view, usually the street frontage. This allows the public to more easily determine where the front entrance is located, and provides a more attractive street frontage.

In cases where other orientation is justified by overall design concept, such as toward a courtyard or plaza, care should be taken to avoid turning building entries completely away from the street.

5. Lighting

a. Outdoor lighting fixtures in lots adjacent to Carmen Lane should be located away from the northerly property line to the maximum extent possible.

b. The height of outdoor lighting fixtures located on lots adjacent to Carmen Lane should not exceed twelve feet in height.

c. All outdoor lighting fixtures should be fully shielded with full cut-off fixtures and to the maximum extent possible directed away from nearby residential uses.

d. Light standards including parking lot light standards and building lights shall be designed to achieve a maximum of one foot-candle at the property lot line.
Building Materials

Building materials must be appropriate for the scale of the building, compatible with its location and expressive of the character and image of the development.

Concrete
Concrete should be a natural color or may have a moderate integral color. Large exposed surfaces facing the public right-of-way and parking lot(s) shall be textured forms, sandblasted or have integral detailing. Smooth concrete shall be restricted to accents, reveals, bandings and columns.

Masonry
Masonry's ageless character, distinctive textures and human scale make it an appropriate material, especially where these elements become important.

Masonry's units shall be limited to brick, split face concrete block, fluted concrete block or integral color slump block. Standard concrete precision blocks shall not be used as a finish material facing the public right-of-way and parking lot.

Stone
Stone used for surface finish materials, including veneers, paving, and decorative items, shall be limited to granite, travertine, marble, polished or honed limestone, sandstone and slate. Color and material combining other than color stone shall be allowed as accents, bandings or minor decorative purposes only.

Plaster and Stucco
Plaster as a surface finish material may be used in almost any context. Where it is the predominant material, it shall be used in conjunction with other materials for accents and relief features. Textures shall be limited to machine spraying and light hand trowel finishes. Heavily textured plaster on large unbroken surfaces of plaster is not permitted.
Building Materials

Wood
Finished wood may be used in almost any context.

Exposed wood should have a minimum two-inch dimension and be protected from excessive moisture and sun exposure. Wood timbers and glue-laminated timbers may be used provided that the minimum dimension is 6 inches. Timbers may be finished in rough sawn, resawn, sandblast or smooth finishes. Wood trim shall be stained with semi-transparent stain or painted as accents. Wood siding, where it is used as the predominant surface material, will not be allowed.

Glazing
Glazing should appear as a combination of darkness, transparency and reflection. Glass and framing color should complement that of the other building materials. Large expanses of highly reflective surface and mirror glass exterior walls shall be avoided to prevent heat and glare impacts on the adjacent public streets and properties.
Building Materials

Paver Pathway

Brick

Flagstone

Stone Siding

Cobbled Granite

Textured Concrete Entry
(1) All buildings throughout the subdivision shall use light colors and earhtones or natural colors of materials being used. Bright, contrasting colors shall be used for small areas of building accents only.

(2) Significant variations in color shall be kept to a minimum.

(3) Colors shall be confined to earhtones of a soft and subtle nature such as:

| Off-white | Light Brown |
| Greys     | Brown       |
| Tan       | Brick Red   |
| Beige     | Sienna      |
| Cream     | Light Blue  |

(4) Accent colors may be darker or lighter tones; however, primary colors are discouraged.

(5) Materials and colors of wall and monument signs shall be compatible with the main buildings on the site.

(6) Large expanses of smooth material shall be broken up with expansion reveals, or changes in texture and color.
Industrial Elevation Examples
SCHEMATIC METAL INDUSTRIAL ELEVATION
Project Design Elements

**Landscaping - also see Appendix A tree, plant, and groundcover list**

a. Landscape installation shall follow the criteria set forth in SMMC 12-44.

b. Landscaped buffers between the street and buildings shall be incorporated. Methods to buffer projects should include in combination, setbacks, landscaping, berms, etc.

c. Accessible pedestrian sidewalks shall connect parking lots to the main building entrances. An accessible path of travel shall be provided between the building entrance and the public right of way. Enhanced colors and slip resistant texture materials should be incorporated into walkway or sidewalks.

d. Office portions and pedestrian entries to the buildings shall have a minimum of five feet of landscaping areas separating them from paved areas.

e. A landscape area of fifteen (15) percent of the site area for each lot shall be provided.

g. Trees planted within 4’ of any concrete structures shall have root barriers installed.
Accessible pedestrian sidewalks shall connect parking lots to the main building entrances

Office portions and pedestrian entries to the buildings shall have a minimum of five feet of landscaping areas separating them from paved areas.
Project Design Elements

Parking
Generally locate parking lots along the side or the rear of buildings. Small customer-oriented parking lots may be appropriate toward the front of the site, however employee parking should be located to the rear of the site.

a. To avoid large expanses of paved areas, large parking lots should be divided into smaller parking areas.

b. Buildings should not be located in a manner that make them appear like “islands” surrounded by paved areas.

c. Parking lot shade trees (minimum 15 gallon) shall be provided between every six parking spaces.

d. Parking areas shall be adequately landscaped to prevent large, uninterrupted expanses of paving. A minimum of two-hundred (200) square feet of planter areas shall be provided within the parking area per twenty (20) parking spaces.

Screening

a. Buildings, walls, and landscaping shall be arranged to screen less visually aesthetic components necessary for industrial development, including loading and service bays, storage areas, trash enclosures, mechanical equipment, and noise and odor producing functions. Three (3) foot high screening consisting of berms, shrubs, or a combination thereof shall be used to screen parking areas from public streets.

b. Service areas should be located at the sides and/or rear of main buildings, and screened with compatible architectural features and walls, and/or dense landscaping.

Parking lot with mature shade trees

Landscaping shall be used to soften and shade parking areas
Project Design Elements

Trash Enclosures

1. Trash enclosures should not be visually prominent from the public view of the site. They shall be located in screened service areas, in locations away from view.

2. Trash enclosures shall use opaque materials that obscure views of the trash containers.

3. Construction of trash enclosures must include decorative trellis and vines and shall comply with the City standard detail.

4. Trash enclosures shall provide adequate space for recycled materials containers.

5. Trash enclosures are subject to approval by the City Public Works Department and shall not be located with the visibility triangle for vehicles backing out of parking spaces or circulating through drive aisles.

Outdoor Amenities

1. All new developments should include usable outdoor open space whether located in setbacks or other areas and shall be on an accessible path of travel and have an accessible man door incorporated into the design.

2. New developments shall include site design and amenities such as courtyards, plazas, shaded arcades and functional landscaped areas should link adjoining buildings and take advantage of outdoor as well as indoor space.

3. Pedestrian features such as benches, tables, fountains, artwork, and landscaping shall be incorporated as focal points or relaxation area.

4. Colored pavers and textured pavement to enhance pedestrian walkways shall be accessible.
Project Design Elements

- Incorporate green building materials such as light colored roofs or solar panels
- Where feasible, increase energy efficiency standards beyond those required by California’s Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations)
- Encourage the use of transit, bicycling, and walking
- Increase street landscaping (shade trees decrease energy requirements and also provide carbon storage)

Design Elements along Carmen Lane:

a. Lighting shall be fully shielded and directed away from adjacent residents.

b. The height of free-standing lighting fixtures on Lots 1 through 9 and 15 through 20 shall be limited to a maximum height of twelve (12) feet.

c. Buildings along the northerly side of the project site shall be stepped back ten (10) feet from the rear yard for the first floor and stepped back twenty (20) feet from the rear yard for the second floor.

d. Landscaping treatment shall be provided between Carmen Lane and the industrial lots.
Project Design Elements

Project Design Elements along Betteravia Road

a) No long uninterrupted building surfaces shall be permitted along the West Betteravia Road street frontage. For every fifty (50) feet of building wall surface a minimum of a five (5) foot pop out/indentation extending a minimum of thirty (30) feet shall be provided. Building elevations along the West Betteravia Road frontage shall be architecturally treated in accordance with the Betteravia Industrial Park Design Guidelines. Equivalent architectural design features which are found to meet the intent of this design measure may be approved by the Zoning Administrator.

b) Any incidental outdoor storage area, mechanical facility or loading docks/areas facing West Betteravia Road shall be fully screened, as follows:

i) An architecturally treated masonry screen wall, shall be provided to screen any storage, utility, mechanical or loading facility placed on the southerly side of the project site;

ii) Any wall required for screening purposes shall be setback a minimum of seventeen (17) feet to twenty-two (22) feet from the property line along the West Betteravia Road frontage. For every fifty (50) to one-hundred (100) feet of wall surface, an indentation or change in wall plane extending a minimum of five (5) feet shall be provided.

iii) A planting of climbing vines shall be provided on any screen wall.

c) A twenty-five (25) foot building setback with substantial landscaped treatment including trees, shrubs, and ground cover, shall be provided, on all lots, along the West Betteravia Road frontage. Except where screen walls exist, no landscape treatment shall be required behind a screen wall. A minimum seventeen (17) foot landscape buffer shall be required when a screen wall is provided.
Fencing / Walls

Walls

An architecturally treated 4’ slumpstone masonry wall with pilasters, decorative caps, and tubular fencing shall be provided along the top of the bluff near the northerly property line in proximity to Carmen Lane.

Walls along Betteravia Road street frontage above three (3’) in height are prohibited except for screening of outdoor storage areas, loading docks/distribution areas, and mechanical facilities. Screen walls along Betteravia Road shall be architecturally treated slumpstone masonry wall with pilasters and decorative caps, no less than 6’ in height.

Wooden Fences

Wooden fences shall have galvanized metal poles as the primary support fixture. These posts shall have metal posts as attachment for the horizontal rails of the fence.

Typical Tubular Fencing

Typical Wooden Fence
1. **Outdoor material storage.** Where proposed projects include outdoor storage areas for storage of materials that may contribute pollutants to the stormwater conveyance system, the following structural or treatment Best Management Practices (BMPs) are required:

   a. Materials with the potential to contaminate stormwater must be:

      (1) Placed in an enclosure such as, but not limited to, a cabinet, shed or similar structure that prevents contact with runoff or spillage to the stormwater system; or

      (2) Protected by secondary containment structures, such as berms, dikes, or curbs.

   b. The material storage area shall be sufficiently impervious to contain leaks and spills.

   c. Where secondary containment is necessary, storage area shall have a roof or awning to minimize collection of stormwater or other approved method.

2. **Loading/unloading dock areas.** To minimize the potential for material spills to be transported to the stormwater conveyance system, the following is required:

   (1) Drainage shall be designed to minimize run-on or runoff of stormwater.

   (2) Connections to storm drains from depressed loading docks (truck wells) are prohibited. An approved structural source control measure and/or treatment control measure shall be used to prevent stormwater pollution.
3. **Repair/maintenance bays.** To minimize the potential for oil/grease, car battery acid, coolant, and gasoline to be transported to the stormwater conveyance system, design plans for repair/maintenance bays shall include the following:

   (1) Repair/maintenance bays shall be indoors or designed in such a way that does not allow stormwater run-on or runoff.

   (2) The drainage system for the repair/maintenance bays shall be designed to capture all washwater, leaks, and spills. Drains shall be connected to a sump for collection and disposal. Direct connection to the storm drain system is prohibited. If required by the Regional Water Quality Control Board, an Industrial Waste Discharge Permit shall be obtained.

4. **Parking lots.** Parking lots with an area of 5,000 square feet or more, or 25 parking spaces or more, are subject to the following requirements:

   a. **Parking lot design.** To minimize potential for heavy metals, oil/grease, and polycyclic aromatic hydrocarbons that are deposited on parking lot surfaces by motor vehicles from being transported to the stormwater conveyance system, parking lots shall be designed to meet the following criteria:

      (1) Reduce impervious land coverage of parking areas to the maximum extent practicable.

      (2) Infiltrate and/or treat runoff.
Building Setbacks – Corner lots along Betteravia Road (Lot # 14, 34, 38)

- Screen wall heights should not exceed 3’ along Betteravia
- 20’ front setback along Western Avenue
- 0’ side yard setback, 25’ if adjacent to Betteravia
- 0’ minimum rear yard setback
- Parking is encouraged to be located on north side of buildings
- No access off of Betteravia Road
- Note – The narrow side is the front of lot.
Building Setbacks – Interior lots along Betteravia Road (Lot # 31, 32)

- 20’ front setback along Hawker Court
- 0’ side yard setback
- 25’ minimum rear yard setback along Betteravia
- Screen wall heights should not exceed 3’ along Betteravia
- Parking is encouraged to be located on north side of buildings
- No access off of Betteravia Road
Building Setbacks – Corner lots along Betteravia Road (Lot #30)

• 25' front yard setback along Betteravia
• 0' side yard setback, 20’ adjacent to Western Avenue
• 0’ minimum rear yard setback
• Parking is encouraged to be located on north side of buildings
• Screen wall heights should not exceed 3’ along Betteravia
• No access off of Betteravia Road
• Note – The narrow side is the front of lot.
Due to potential neighborhood compatibility and visual considerations resulting from the finish pad elevations, an application for a Planned Development Permit is required. Through the PD process the following measures should be incorporated into future development of Lots 1:

- In parking areas in the rear of the lots along Carmen Lane, only employee parking should be permitted within the first forty (40) feet from the property line (top of the ridge) along Carmen Lane. Large semi-trucks, delivery and company fleet vehicles and incidental storage facilities should be placed away from the northernmost portion of the site.
- Uses and activities should be located and operated in a manner that does not disturb adjacent residential or institutional properties to the north.
- 20’ minimum front yard landscaped setback
- 20’ minimum side yard landscaped setback (Blosser Road)
- Zero (0) sideyard (East property line setback)
- 10’ building rear yard setback (North property line)
- 20’ second story setback
- Note – The narrow side is the front of lot.
Building Setbacks – Lots fronting Galaxy Drive (Lots 2-8, and 16-20)

Due to potential neighborhood compatibility and visual considerations resulting from the finish pad elevations, an application for a Planned Development Permit is required. Through the PD process the following measures should be incorporated into future development of Lots 2-8 and 16-20:

- In parking areas in the rear of the lots along Carmen Lane, only employee parking should be permitted within the first forty (40) feet from the property line (top of the ridge) along Carmen Lane. Large semi-trucks, delivery and company fleet vehicles and incidental storage facilities should be placed away from the northernmost portion of the site.
- Uses and activities should be located and operated in a manner that does not disturb adjacent residential or institutional properties to the north.
- 20’ Front Yard Landscaped Setback
- 0’ Side Yard Setback
- 10’ minimum rear building setback
- 20’ minimum second story rear building setback
- No access allowed from Carmen Lane
- Rear yards abut Carmen Lane

Carmen Lane

4’ wall with pilasters and 4’ tubular fencing

Rear Yard

Employee / Distribution Parking

Property Line

Side Yard

Guest/Visitor parking

25’ drive aisle

10’ PUE

Property Line

Galaxy Drive

6’ Sidewalk

(Public utility and tree planting easement)
Building Setbacks – Lots fronting Galaxy Drive (Lots 9 and 15)

- Due to potential neighborhood compatibility and visual considerations resulting from the finish pad elevations, an application for a Planned Development Permit is required. Through the PD process the following measures should be incorporated into future development of Lots 9 and 15:
  - In parking areas in the rear of the lots along Carmen Lane, only employee parking should be permitted within the first forty (40) feet from the property line (top of the ridge) along Carmen Lane. Large semi-trucks, delivery and company fleet vehicles and incidental storage facilities should be placed away from the northernmost portion of the site.
  - Uses and activities should be located and operated in a manner that does not disturb adjacent residential or institutional properties to the north.
- 20’ Front Yard Setback
- 10’ Landscaped Side Yard Setback on Western Avenue
- 10’ minimum rear building setback
- 20’ minimum second story rear building setback
- No access allowed from Carmen Lane
- Rear yards abut Carmen Lane

Note – The narrow side is the front of lot.
Truck Parking, Loading, and Storage - Rear Setback for Lots 1-9, and 15-20
**Building Setbacks – Lots 10, 21, 23, 25, and 27**

- A minimum landscaped front yard setback of twenty (20) feet is required. Where parking is provided in the required front yard setback a ten (10) foot landscaped strip shall be provided between the parking and the public right-of-way.

- No side yard setback is required, except for street side yards on corner lots shall have a minimum ten (10) feet landscaped setback.

- No rear yard setback is required.

- Lots shall conform to standards set forth in SMMC 12-15.

- Note – The narrow side is the front of lot.
Building Setbacks – Lots 11-13, 22, 24, 26, 28-29, 33, 35, 36, and 37

- A minimum setback of twenty (20) feet is required. Where parking is provided in the required front yard setback a ten (10) foot landscaped strip shall be provided between the parking and the public right-of-way.

- No side yard setback is required.

- No rear yard setback is required.

- Lots shall conform to standards set forth in SMMC 12-15.

- Note – The narrow side is the front of lot.
Multi-Purpose Trail location highlighted on Tract Map

(see next page for cross sections of trail)
Eastern Boundary Cross-Sections

Railroad spur on East side of bike trail

Railroad spur on West side of bike trail
Due to potential neighborhood compatibility and visual considerations resulting from the finish pad elevations, an application for a Planned Development Permit is required. Through the PD process the following measures should be incorporated into future development of Lots 2-8 and 16-20:

- In parking areas in the rear of the lots along Carmen Lane, only employee parking should be permitted within the first forty (40) feet from the property line (top of the ridge) along Carmen Lane. Large semi-trucks, delivery and company fleet vehicles and incidental storage facilities should be placed away from the northernmost portion of the site.
- Uses and activities should be located and operated in a manner that does not disturb adjacent residential or institutional properties to the north.
  - 20’ Front Yard Landscaped Setback
  - 0’ Side Yard Setback
  - 10’ minimum rear building setback
  - 20’ minimum second story rear building setback
  - No access allowed from Carmen Lane
  - Rear yards abut Carmen Lane