

2.3.14. FLEX HYBRID | FH

A. Purpose

Flex Hybrid (FH) allows for clean business uses such as research and development, e-commerce, small-scale operations, scientific technology, and other flex spaces. This hybrid district provides space for uses that support offices, showrooms, research and development, small-scale manufacturing and assembly, e-commerce, micro-warehouses, scientific technology, data centers, and modernized small-scale production activities that do not generate smoke, noise, noxious odors, traffic, or other hazards traditionally caused by industrial uses. These developments should be located adjacent to similar uses or other retail/commercial uses. The physical development patterns shall include architectural standards that are reflective of Class A office/retail space, unifying landscape elements, and environmental stewardship. It is intended that the building interiors within this category are designed for easy conversion to support multiple combinations of the uses listed above.

B. Density

Dwelling units/acre, min./max.	N/A
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C. Lot Dimensions

Lot area, min. (s.f.)	N/A
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D. Setbacks

Street, min. (ft)	
Freeway or frontage road	20
All other streets	10
Interior, min. (ft)	
Side and/or Rear	0
Adjacent to single family (side and/or rear)	30

E. Building Standards

Building height, max. (ft)	
Within 40 feet of a residential property line	40
Other	N/A
Lot Coverage, max. (%)	N/A

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.14: Flex Hybrid Illustration

