

Restaurant, bars and taverns	1 space for each 3 seats, but not less than 1 space per 100 sq. ft. of gross floor area.
Furniture and major appliance store	1 space for 400 sq. ft. of gross floor area.

The above parking requirements may be reduced by up to 5% where possibilities for shared parking are demonstrated in the design review process. (See City of Vacaville Municipal Code Section 17.36.020)

E. Parking Stalls

Refer to Section 17.36 of the City of Vacaville Municipal Code for stall size and compact car ratios.

F. Front Setbacks

A minimum of 35 feet from face of curb on Vaca Valley Parkway and Arterial Parkway.

G. Rear and Sides Setbacks

A minimum of 10 feet is permitted to Business Park with full landscaping.

(See Community Design Standards and Guidelines for site planning and architectural standards.)

5.4 BUSINESS PARK

5.4.1 Permitted Uses - Business Park Areas

All uses must occur within buildings.

All of the uses listed below are subject to the Airport Safety Zone Standards of the City of Vacaville. Refer to City of Vacaville Municipal Code Section 17.64.030 Section C for people per acre restrictions and other requirements, including but not limited to overflight easement.

- Administrative, professional, financial corporate and other business office uses, including but not limited to, professional services such as banks or other financial offices, employment agencies, advertising agencies, escrow and real estate companies, insurance companies, travel agencies, offices for accountants, attorneys, photographers, or artists.
- Biotechnical uses primarily engaged in research activities, research and development activities.
- Engineering, computer, scientific and electronics and design, software design, and computer time share bureaus.
- Design professionals, including but not limited to the following: engineers, geotechnical engineers, architects and landscape architects, land planners, interior designs and land surveyors.
- Incidental commercial uses and services for employees and businesses including but not limited to food and beverage dispensing and sales, child care, branch banks, artists

and graphic supplies and goods, blue printers, photo stating, photo engraving, printing, sales and maintenance of office products and components, equipment testing and laboratories. Such uses must be conducted within an integral part of the main structure and have no exterior display.

- Experimental, film, or testing laboratories.
- Manufacture, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, metal, paper, leather, precious or semiprecious stones.
- Manufacture of electric or electric instruments and devices, such as television sets, radios and phonograph equipment.
- Manufacture and preparation of food products, (excluding meat products), including , but not limited to wine, soft drinks, beer, ale and other malt beverages, pharmaceutical, and the like.

5.4.2 Accessory Uses, Business Park:

Accessory facilities and buildings customarily appurtenant to permitted use and not otherwise prohibited.

5.4.3 Conditional Uses, Business Park:

1. The following uses may be permitted subject to approval by the Director of Community Development or his designee, including but not limited to:

- a) Public utility buildings;
- b) Printing and lithograph shops, cabinet shops, electrical, plumbing and heating shops, taxidermy shops, bakeries (facilities which both bake and sell), creameries, and furniture upholstering shops;
- c) Warehouse facilities involving both wholesale and incidental retail sales, including, but not limited to, such large items as furniture, floor and wall coverings and appliances, provided that such uses are conducted completely within an enclosed building;
- d) The incidental retail goods which are manufactured, processed or assembled (improved or developed to a higher use by machine or by hand) on the premises;
- e) Accessory outdoor storage exceeding fifteen percent of the gross floor area of the principal use.

5.4.4 Business District Standards

NVSP-BP

- | | |
|----------------------|---|
| A. Minimum Site Area | 5 acres (Except for public uses) |
| B. Floor Area Ratio | Max. of 0.35 based on gross square footage of building site area. |
- Achievement of the maximum FAR will be function of design review, and is subject to the provisions and finding criteria of the Vacaville Municipal Code.