

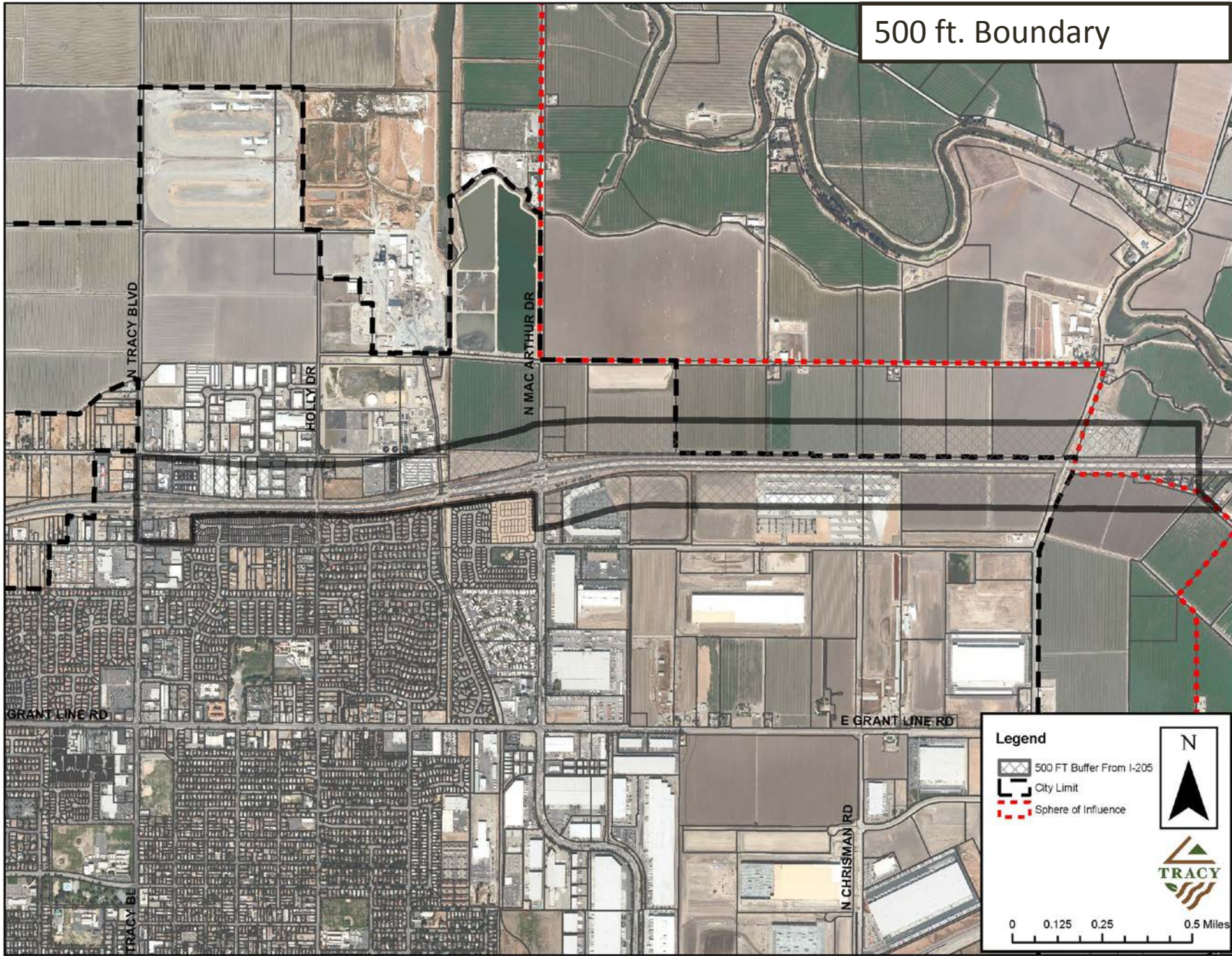
**CITY COUNCIL  
CONSIDERATION OF A DRAFT  
OVERLAY ZONE ALONG INTERSTATE  
205 (I-205) WITHIN THE CITY LIMITS,  
EAST OF TRACY BOULEVARD**

**October 4, 2016**

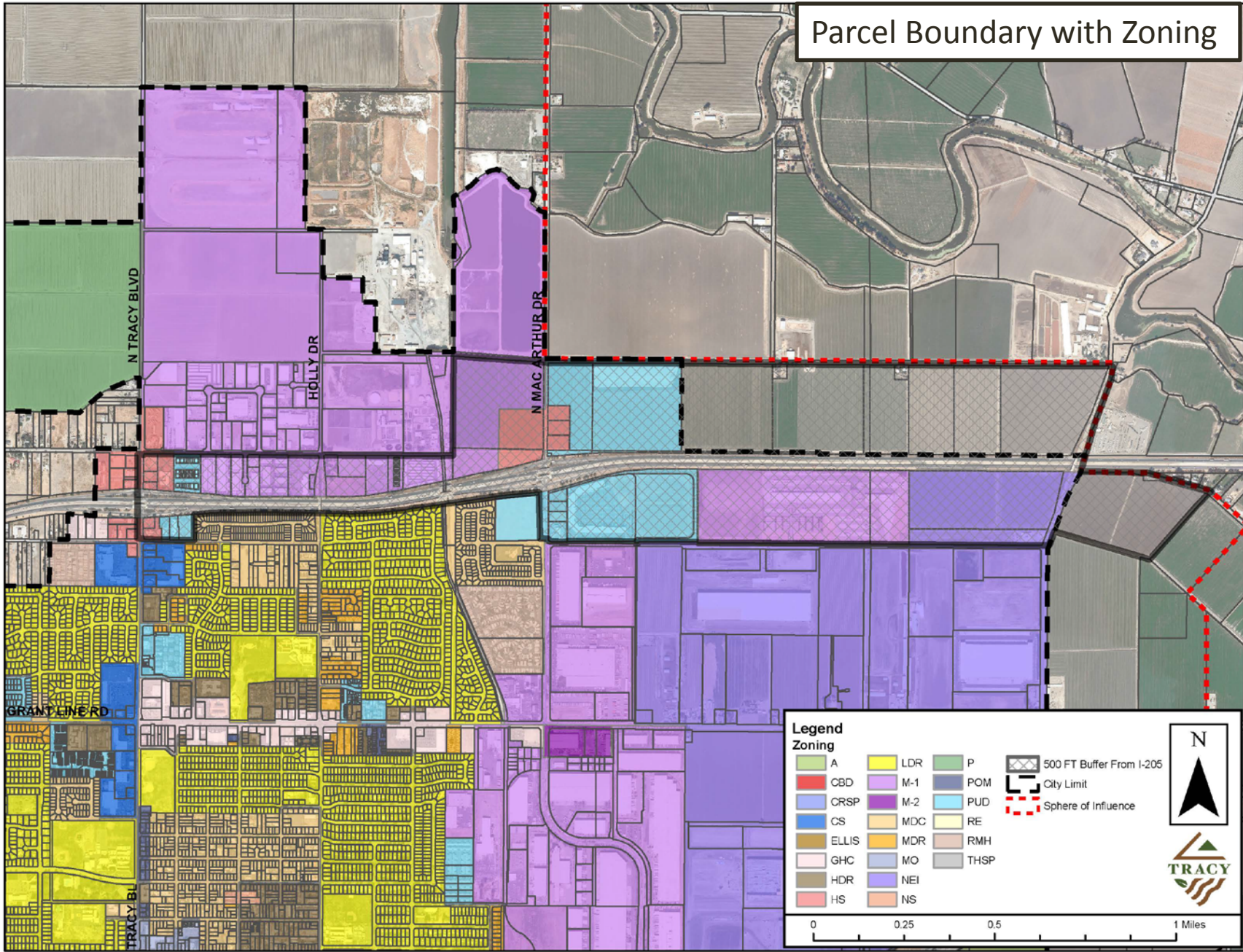


Think Inside the Triangle™

500 ft. Boundary



# Parcel Boundary with Zoning



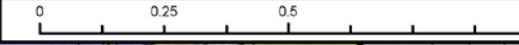
**Legend**

**Zoning**

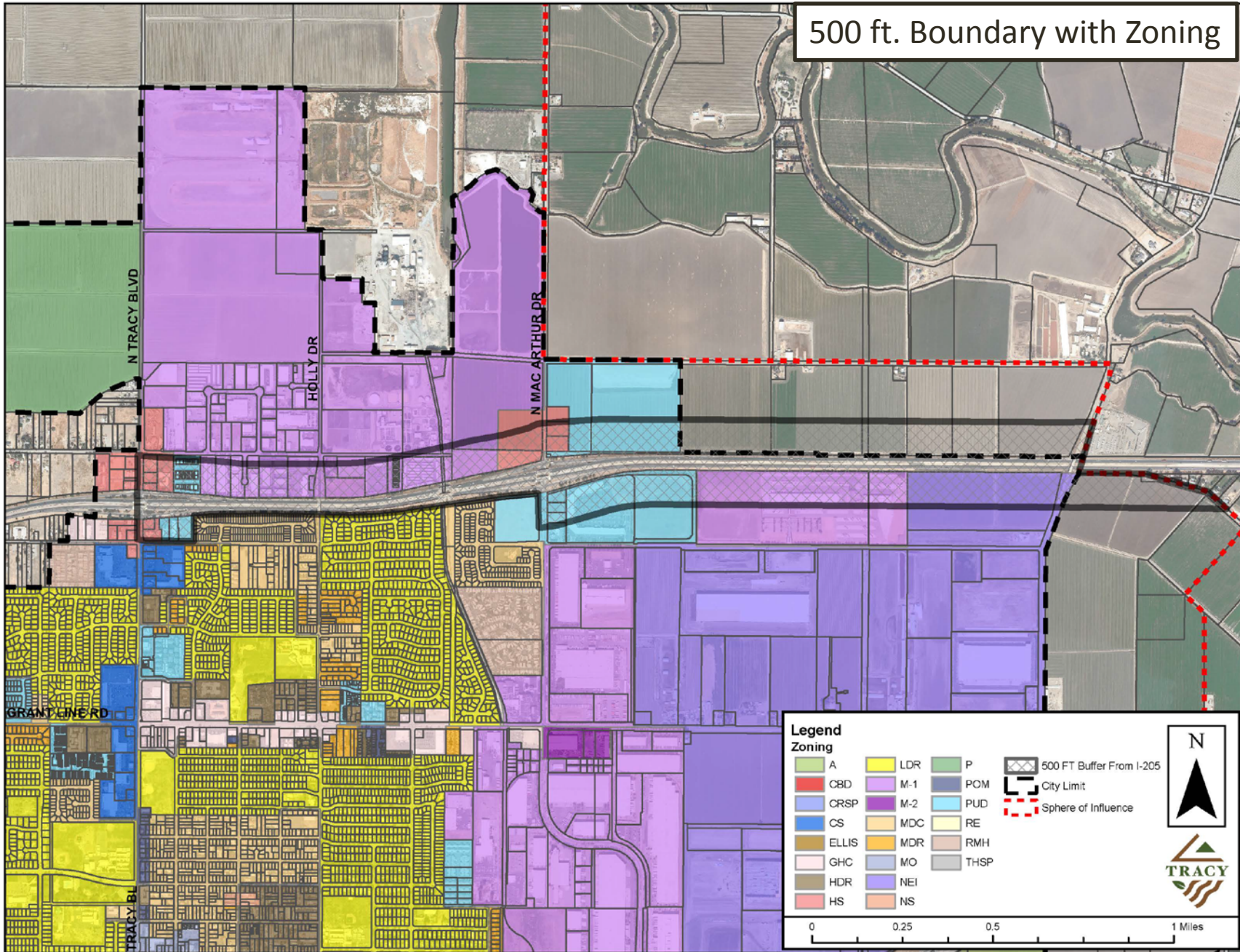
A	LDR	P	500 FT Buffer From I-205
CBD	M-1	POM	City Limit
CRSP	M-2	PUD	Sphere of Influence
CS	MDC	RE	
ELLIS	MDR	RMH	
GHC	MO	THSP	
HDR	NEI		
HS	NS		

N

TRACY



# 500 ft. Boundary with Zoning



# Regulations for Development within 500 feet of I-205

<b>Specific Plan</b>	<b>Building Height</b>	<b>Freeway Setback</b>	<b>Floor Area Ratio (industrial uses)</b>	<b>Maximum Building Size (industrial uses)</b>
Cordes Ranch I-205 Overlay	80 feet	100 feet	40%	75,000 square feet
NEI Specific Plan	60 feet	25 feet	50%	None
I-205 Specific Plan	40 feet	25 feet	45% to 50%	None
M-1 Zone	No limit	None	None	None
Industrial Areas Specific Plan	40 feet (may be 45 feet with larger building setbacks, up to 100 feet with CUP approval)	25 feet	45%	None
<b>Draft I-205 Overlay</b>	<b>40 feet</b>	<b>100 feet</b>	<b>40%</b>	<b>75,000 square feet</b>

# Draft Land Use Restrictions

	I-205 Commercial	I-205 Industrial	ISP	NEI	M-1
Contract construction in buildings over 75,000 ft	X	X	X	X	X
Warehousing and Storage	X	X	X	X	X
Light Manufacturing in buildings over 75,000 ft	X	X	X	X	X
Intermediate Manufacturing	X	X	X	X	X
Very Heavy Manufacturing	X	X	X	X	X
Truck Stops	X	X	X	X	X
Furniture and cabinet making in buildings over 75,000 ft	X	X	X	X	X
Parcel Delivery and Vehicle Storage	X	X	X	X	X
Truck Terminals	X	X	X	X	X
Mini Storage	X	X	X	X	X
Retail and Restaurants	Permitted	X	X	X	Restaurants only with CUP
Office	Permitted	CUP	CUP	Permitted	CUP
Residential	CUP	X	X	X	X
Agricultural	X	X	Permitted	Permitted	X
Public Assembly	CUP	CUP	CUP	X	CUP