AFHBD: SIDE-BY-SIDE COMPARISON
Existing AFHBD **VS.** *Proposed 2023 Text Amendment* **VS.** *2025 AFHBD Working Group* **VS.** *2025 Current Draft*

	Existing AFHBD	2023 Developer Proposed	2025 AFHBD Working Group	2025 Current Draft
Dedicated Recreational / Open Space Area	12acres (= 4% of acreage [required by SALDO])	12acres (= 4% of acreage [required by SALDO])	12acres (= 4% of acreage [required by SALDO])	60 acres (= ±20% of the planned industrial/business park acreage). = 500% more than SALDO requires
Buffer to residential zone	150 feet	300 feet	300 feet	400 feet
TOTAL Undeveloped Land	±16% of total acreage	±28% of total acreage	±28% of total acreage	±50% of total acreage
Distance of buildings to residential zone	Bldgs. could be 150' away	Bldgs. could be 300' away	Bldgs. could be 300' away	No bldg. closer than 500'
Access to Orchard Lane	Allowed	Allowed	Allowed	Prohibited
Walking path in Buffer	None	None	None	Required
Berm height	Minimum 14'	*Average* 14'	Minimum 14'	Minimum 14'
Berm plantings	Per existing code	Fewer plants, smaller sizes	Per existing code	Per existing code
Max building size	160,000 sq. ft., or larger as allowed by the Bd of Supervisors	675,000 sq. ft.	160,000 sq. ft., or larger as allowed by the Bd of Supervisors	395,000 sq. ft.
Max building height	45'	55'	55'	45'
Max impervious coverage	50%	55%	50%	50%
Light Industrial Uses	Permitted	Permitted	Permitted	Permitted
Warehousing Uses	Permitted up to 25% (accessory) Conditional use 25%-50% Prohibited above 50%	Allowed	Permitted up to 25% (accessory) Conditional use 25%-50% Prohibited above 50%	Prohibited as a principal use, except lower traffic types are permitted, but only in a planned industrial/business park.
Parcel Hub, Cold Storage	Falls under catch-all prohibition	Prohibited	Prohibited	Prohibited
Data Centers, Airport-Related Uses, and Indoor Agriculture uses	Falls under catch-all prohibition	Allowed	Prohibited	Prohibited (or falls under catch-all prohibition)
Architectural design	No requirements	No requirements	No requirements	Enhanced design features required