

2.7.4

H. Flex

1. *Characteristics.* Flex space buildings designed with a minimum ~~15%~~ 10% of building area developed as office or retail store front and remainder being storage for larger retail items, product assembly or light fabrication. May include offices, manufacturing, storage, wholesale sales, and limited retail sales all occurring within an enclosed building.
2. *Accessory Uses.* Accessory uses may include parking, associated offices, and ancillary indoor and outdoor storage.
3. *Use Standards.*
 - ~~a.~~ No outdoor storage of goods, materials, or production activities are permitted.
 - b. Loading and unloading shall not be conducted in areas that directly abut single-family and attached single-family development.
 - c. Building facades that are oriented to single-family and attached single-family shall include architectural relief or details to eliminate the potential of large blank walls as seen by passer-by traffic or adjacent residential uses.