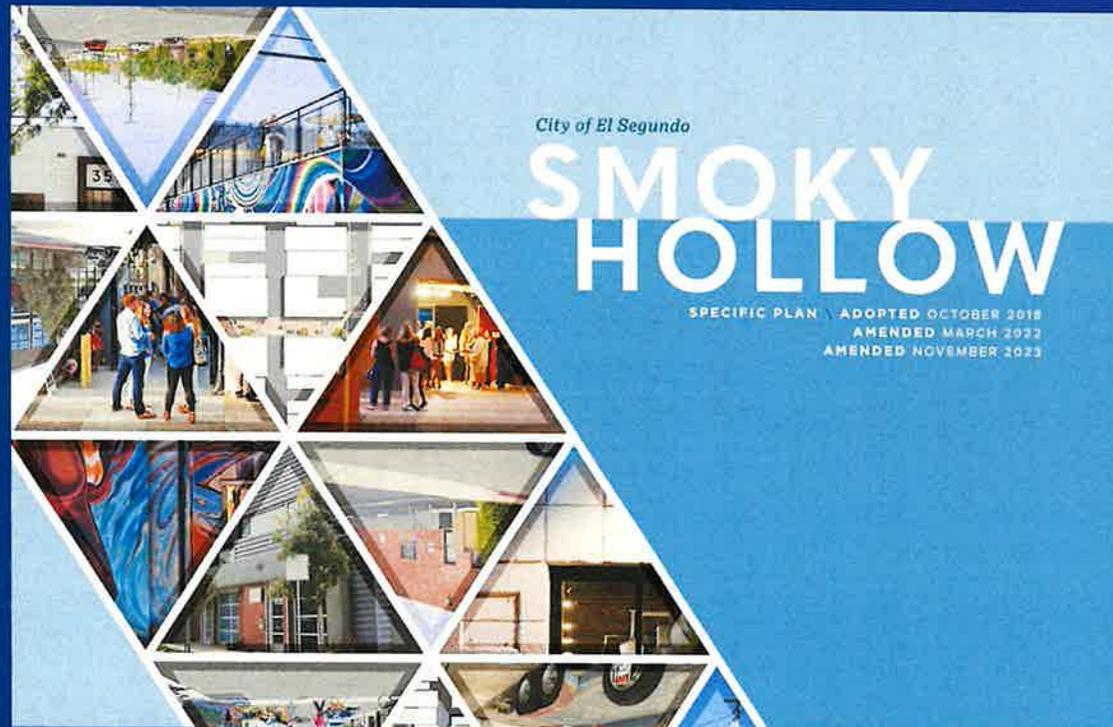


# Incubator and Innovative Start-up Uses



# Vision

“...become an incubator hub and creative center...”

“...attract creative and cutting-edge businesses...”

“Facilitate ... flexible/research and development space and intensification of these desirable uses.”

# Objectives

- Introduce flexibility in land use
- Support innovative start-ups
- Implement City Strategic Plan
- Address tech uses that do not fit into traditional land use categories

# Permitted Uses in Smoky Hollow

- General Offices
- Research and Development
- Light Industrial
- Heavy Industrial
- Warehousing



Start-up uses

# Draft Ordinance

- Smoky Hollow Specific Plan amendment:
  - Add a Definition for Incubator and Innovative Start-up uses
  - Add Incubator and Innovative Start-ups to the permitted uses table

# Definition - Incubator and Innovative Start-up

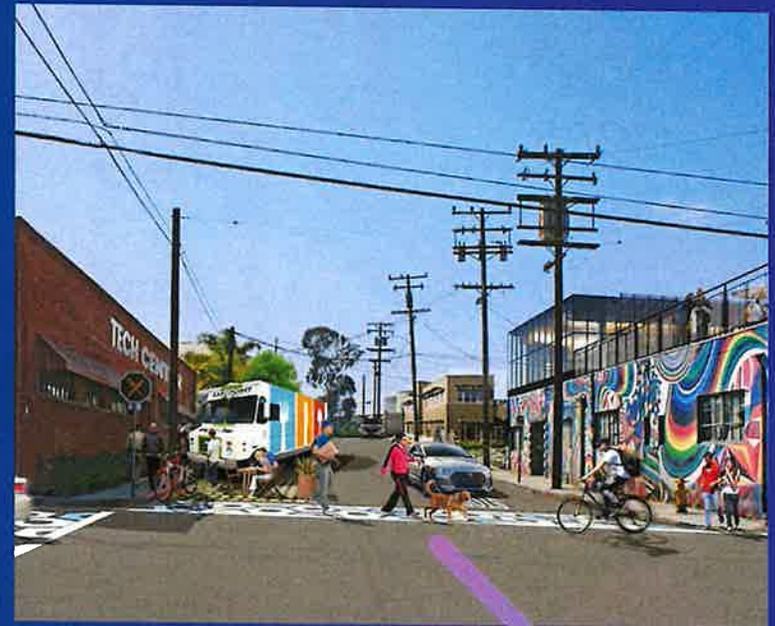
- General definition
- Permitted Activities/Functions
- Permitted Industry Types
- Operational Characteristics

# Permit Process

1. Permit By-right - No use of raw materials.
2. Permit with an AUP - Limited amounts of raw materials.
3. Permit with a CUP – Substantial use of raw materials and/or bulk manufacturing.

# Summary

- Definition that attracts Start-ups
- Clear and efficient review process
- Flexible limits on raw material use
- Consistent with Smoky Hollow vision



# Recommendation

1. Conduct a public hearing
2. Introduce and waive first reading of the proposed ordinance
3. Schedule a second reading for September 2, 2025