



## GENERALIZED REQUIREMENTS FOR INDUSTRIAL ZONES

| ZONE |                                 | SITE DEVELOPMENT STANDARDS |            |            |                             |               |                 |                |                 |                |                       |   |      |   |         |         |
|------|---------------------------------|----------------------------|------------|------------|-----------------------------|---------------|-----------------|----------------|-----------------|----------------|-----------------------|---|------|---|---------|---------|
|      |                                 | MINIMUM LOT <sup>2</sup>   |            |            | MINIMUM BLDG SETBACKS (Ft.) |               |                 |                |                 |                | F.A.R. <sup>1,3</sup> | BUILDING HEIGHT <sup>3</sup> (ft.)<br>(distance from Residential) |      | BUILDING SIZE <sup>7,8</sup> (sq. ft.)<br>(distance from Residential) |         |         |
|      |                                 | AREA<br>(Sq. Ft.)          | WIDTH(Ft.) | DEPTH(Ft.) | FRONT <sup>6</sup>          |               | SIDES           |                | REAR            |                |                       | ≤200 <sup>8</sup>   | >200 | <200  | 200-800 | >800    |
|      |                                 |                            |            |            | BUILDING HEIGHT             |               | STREET          | INTERIOR       | STREET          | INTERIOR       |                       |   |      |   |         |         |
|      |                                 |                            |            | >30        | ≤30                         | SAME AS FRONT | 0 <sup>6</sup>  | SAME AS FRONT  | 0 <sup>6</sup>  |                |                       |   |      |   |         |         |
| BMP  | Business and Manufacturing Park | 40,000                     | 140        | 100        | 50 or 40 <sup>4</sup>       | 20            | SAME AS FRONT   | 0 <sup>6</sup> | SAME AS FRONT   | 0 <sup>6</sup> | 1.5                   | 35  | 45   | 10,000  | 100,000 | Per FAR |
| I    | General Industrial              | 10,000                     | 60         | 100        | 20                          | 20            | 20 <sup>5</sup> | 0 <sup>6</sup> | 20 <sup>5</sup> | 0 <sup>6</sup> | 0.6                   | 35  | 45   | 10,000  | 100,000 | Per FAR |
| AIR  | Airport                         | 8,000                      | 60         | 100        | 15                          | 15            | 15 <sup>5</sup> | 0 <sup>6</sup> | 20 <sup>5</sup> | 0 <sup>6</sup> | 0.6                   | 35  | 45   | 10,000  | 100,000 | Per FAR |

1. The Approving or Appeal Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental impact on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would not adversely affect infrastructure, service, or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) of the Zoning Code are not required.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking, and maintenance. A total master plan area of 5 acres is required. Site plan review approval by the Community & Economic Development Director is required for any master plan.
3. See Chapter 19.149 of the Zoning Code (Airport Land Use Compatibility) to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. In the BMP Zone, the front 20 feet of the required 50-foot front yard setback shall be landscaped. Off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than 6 feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback. A 40-foot front yard setback is permitted only if landscaped in its entirety.
5. A minimum 10-foot on-site landscape planter shall be required along the street side and rear yards of the I and AIR Zones.
6. Interior side and rear yard setbacks shall be no less than 60 feet when adjacent to a residential zone or use, 15 feet of which closest to the residential zone or use shall be fully landscaped, except where separated from a residential zone or use by a freeway.
7. Gross floor area, exclusive of mezzanine. Multiple buildings are allowed on a single lot or parcel, provided that the maximum FAR is not exceeded.
8. Except where the site is separated from such residential zone or use by a freeway.