



# INDUSTRIAL DEVELOPMENT REGULATIONS UPDATE

Community & Economic Development Department

Land Use, Sustainability, and Resilience Committee  
June 13, 2022

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## BACKGROUND

### 2015-2016

Council directs staff to reexamine existing policies and regulations for industrial development including 2008 Good Neighbor Guidelines

### November 2020

Updated GNG-2020 and related amendments to Title 19 (Zoning) for new or modified industrial development adopted by Council

### January 25, 2022:

Following Council approval of Sycamore Hills Distribution Center project, Councilwoman Plascencia requests update on current regulations and a report on industry best practices be brought to Land Use, Sustainability and Resilience Committee



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# REGIONAL DEVELOPMENT TRENDS

## 2004-2020:

600 million square feet of warehouse space constructed in Inland region

## 2021:

- Vacancy Rate (2021): **0.7%**
- Average Rent (2021): **\$1.07** per square foot



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# CURRENT POLICY: GNG-2020



Reorganized to focus on three key areas:

- Air Quality (4 Policies)
- Noise (6 Policies)
- Neighborhood Character (7 Policies)



Provide specific policies for each area - are implemented through the Zoning Code



Emphasis on consistency with existing policy:

- California Air Resources Board
- South Coast Air Quality Management District
- Western Riverside Council of Governments



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# CURRENT POLICY: TITLE 19 (ZONING)



### 19.130 – Industrial Zones

- Building size – based on distance from residential
- Building height – based on distance from residential
- Setbacks – larger required adjacent to residential
- Landscaping – minimum 15-foot buffer required

### 19.150 – Permitted Uses

- Permit requirement by building size
  - <10ksf – Design Review; 10-100ksf – MCUP;
  - >100ksf – CUP

### 19.435 – Warehousing and Distribution Facilities

- Requirements based on building size – <10ksf, 10-100ksf, >100ksf
- Requirements for site design, screening, operational noise and air quality measures



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## PERMIT REQUIREMENT - WAREHOUSE/INDUSTRIAL USES


Jurisdiction	Building Size	Permit
Riverside	10,000 sq. ft. or less	P/MC
	10,000 sq. ft. - 100,000 sq. ft.	MC/C
	Greater than 100,000 sq. ft.	C
Riverside County	All sizes	P
Fontana	All sizes	P
Colton	All sizes	P
		C required for Warehouses with Truck Storage
Ontario	All sizes	P/C


P = Permitted by right; MC = Minor Conditional Use Permit; C = Conditional Use Permit



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MAXIMUM ALLOWED BUILDING HEIGHT						
Jurisdiction	Development Standard	Zones				Notes
		BMP	I	AIR		
Riverside	Within 200 feet of Residential Zone/Use	35 ft.				
	All other locations	45 ft.				
Riverside County	All locations	I-P	M-SC	M-M	M-H	Building height depends on setback. CUP may be used to request additional height up to 75 ft or 105 ft for structures in M-H zone.
		35 - 50 ft.	40 - 50 ft.			
Fontana	All locations	M-1		M-2		
		75ft.				
Colton	All locations	I-P	M-1	M-2		CUP required for more than 50 ft. height in M-1 & M-2.
		40 ft.	40 - 50 ft.	50 ft.		
Ontario	Near Residential Zone/ Land Use	BP	IP	IL	IG	IH
	All other locations	-	-	45 ft.	-	-
		45 ft.		55 ft.		



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MAXIMUM ALLOWED BUILDING SIZE						
Jurisdiction	Development Standard	Zones				
		BMP	I	AIR		
Riverside	Within 200 feet of Residential	10,000 sq. ft.				
	200-800 feet of Residential	100,000 sq. ft.				
	All other locations	Per FAR (1.50)	Per FAR (0.6)			
Riverside County	All locations	I-P	M-SC	M-M	M-H	
		Per FAR				
Fontana	All locations	M-1		M-2		
		Per FAR				
Colton	All locations	I-P	M-1	M-2		
		Per FAR				
Ontario	Within 200 feet of Residential	BP	IP	IL	IG	IH
	200-800 feet of Residential	-	-	45,000 SF. (Single-Tenant) 60,000 SF (Multi-Tenant)	-	-
	All other locations	45,000 SF (Single-Tenant) 60,000 SF (Multi-Tenant)	-	-	-	-


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PARKING REQUIREMENTS	
Jurisdiction	Development Standard
Riverside	One space/1,000 square feet One space/250 square feet One space/2,000 sq. ft.
Riverside County	If number of workers cannot be determined: 1 space/250 sq. ft. of office area, PLUS 1 space/500 sq. ft. of fabrication area, PLUS 1 space/1,000 sq. ft. of storage area, AND 1 space/500 sq. ft. of floor plan which is uncommitted to any type of use If number of workers can be determined: 1 space/2 employees of largest shift, AND 1 space/vehicle kept in connection with the use
Fontana	One space/1,000 square feet for the initial 20,000 square feet One space/2,000 square feet for the next 20,000 square feet One space/5,000 square feet of additional gross floor area over 40,000 square feet No additional parking spaces are required for the office area <10%
Colton	One space/1000 sq. ft. up to the first 10,000 sq. ft. One space/2000 sq. ft. for area over the first 10,000 sq. ft. One space/ 50 sq. ft. office space
Ontario	One space/1,000 sq. ft. for less than 20,000 sq. ft. 0.5 space/1,000 sq. ft. greater than 20,000 sq. ft.



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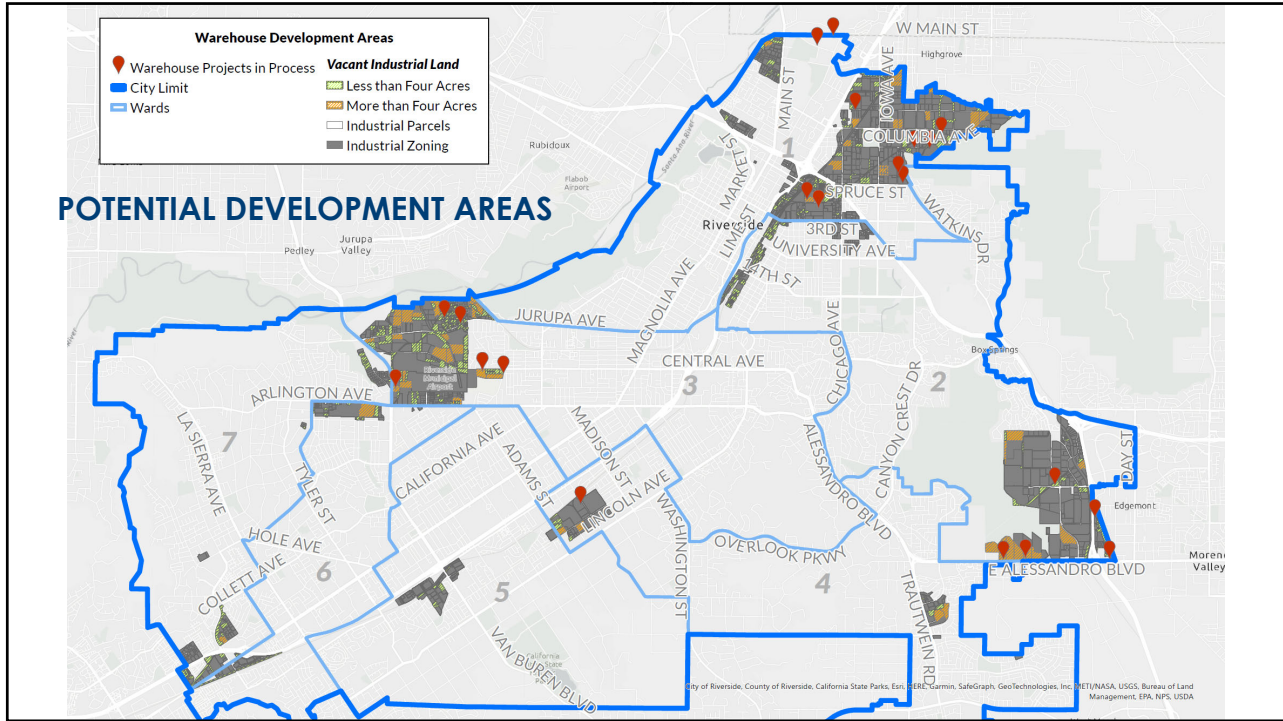
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HRA REQUIREMENTS		
Jurisdiction	Development Standard	Yes/No
Riverside	1. HRA required for new industrial uses located within 1000 feet of residential use or zone. 2. HRA required when buildings 100,000 sq. ft. or larger generates more than 150 trips per day. .	Yes
Riverside County	HRA required for new industrial uses located within 1000 feet of residential use or zone.	Yes
Fontana	-	No
Colton	-	No
Ontario	-	No


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## NEW REGULATORY EFFORTS

**SCAQMD Rule 2305**

- Warehouse Indirect Source Rule – reduce emissions related to logistics industry
- Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program – points-based compliance system, will raise funds for local air quality projects

**Assembly Bill 2840 (Eloise Gomez-Reyes, D-San Bernardino)**

- Would establish statewide 1,000-foot setback from sensitive receptors for all warehouse projects
- Would also create labor standards for private warehouse development

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# ADDITIONAL CONSIDERATIONS

- **Alternative Energy Requirements**
  - Requirements for Solar Ready Roofs
  - On-Site Motorized Operations – Zero Emissions
  - LEED Certification
- **Development Agreements**
  - Used to negotiate for potential community benefits
  - Between City and Developer
- **Community Benefit Agreements**
  - Used to negotiate for community benefits
  - City may or may not participate
- **Outreach Requirements**
  - Current requirement: 300-foot mailing for MCUP/CUP



# STRATEGIC PLAN ALIGNMENT



## Strategic Priority 3

### Economic Opportunity

(Goal 3.1 – Facilitate partnerships and programs to develop, attract and retain innovative business sectors)

## Strategic Priority 4

### Environmental Stewardship

(Goal 4.4 - Implement measures and educate the community to responsibly manage goods, products and services throughout their life cycle to achieve waste reduction outcomes)



# RECOMMENDATIONS

Staff recommends that the **Land Use, Sustainability and Resilience Committee:**

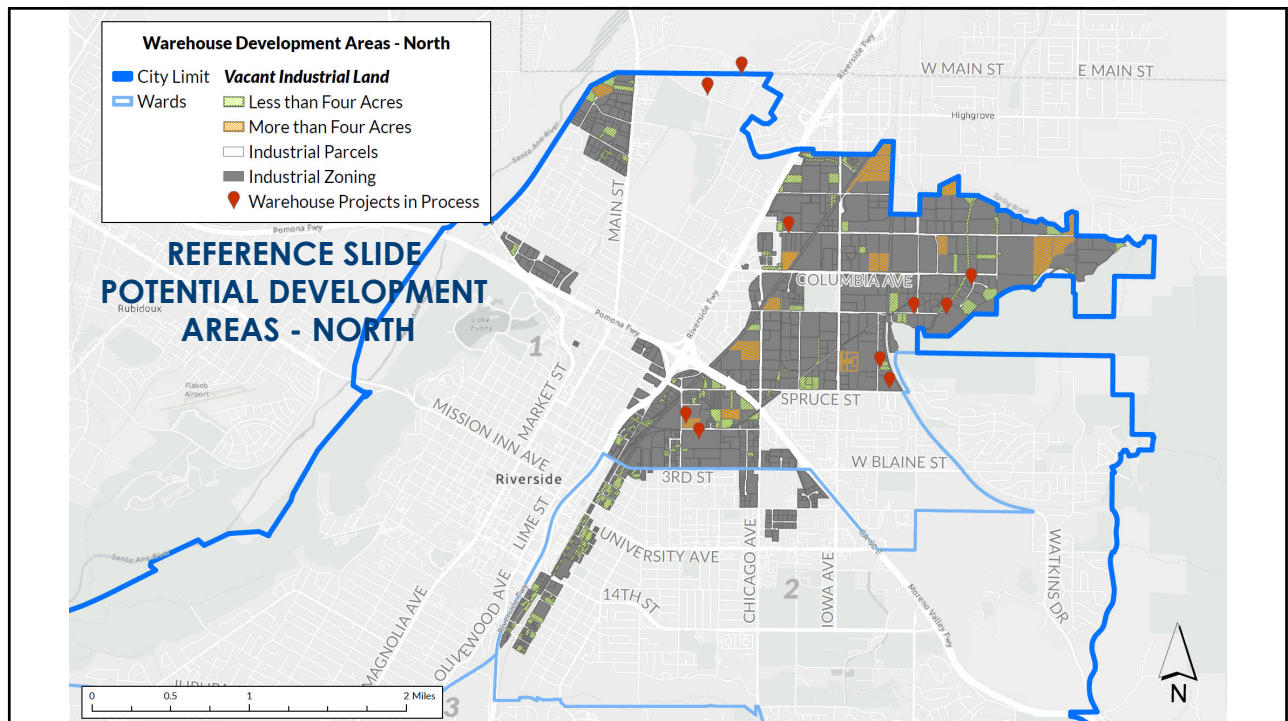
1. Receive and file an update on the City's current development regulations related to warehouse & distribution facilities; and
2. Provide staff with direction on changes for future consideration.



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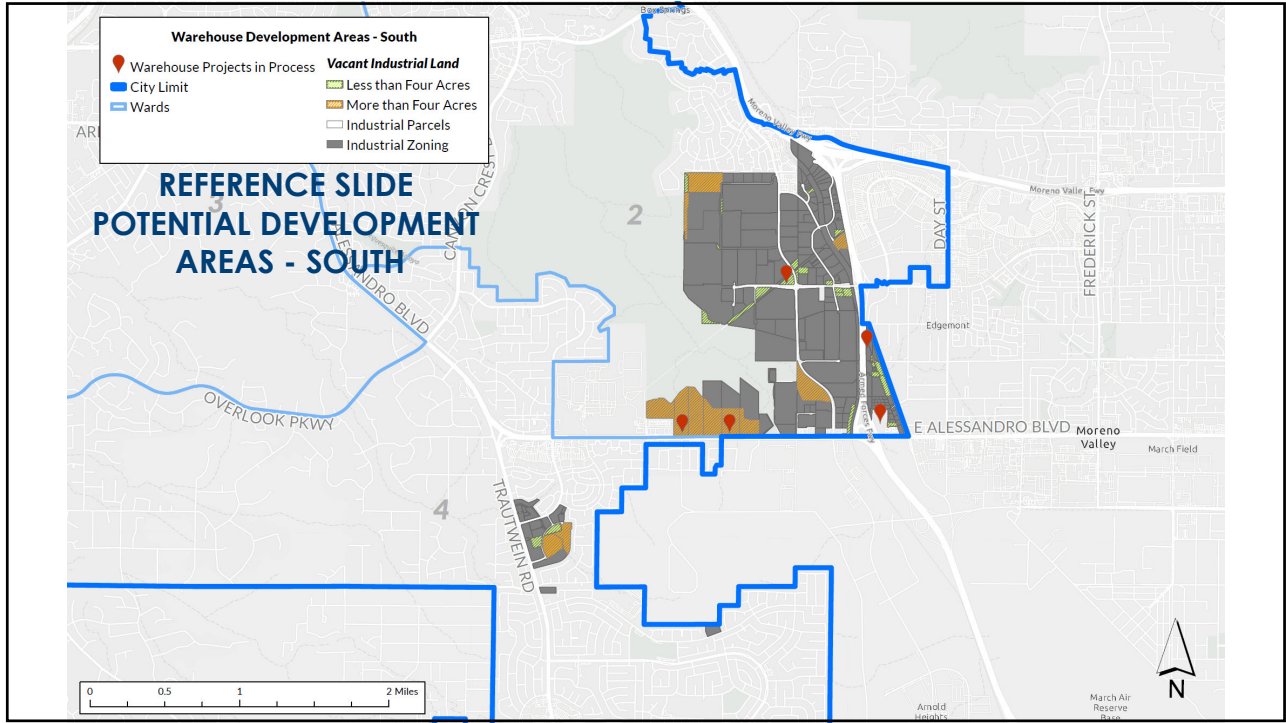
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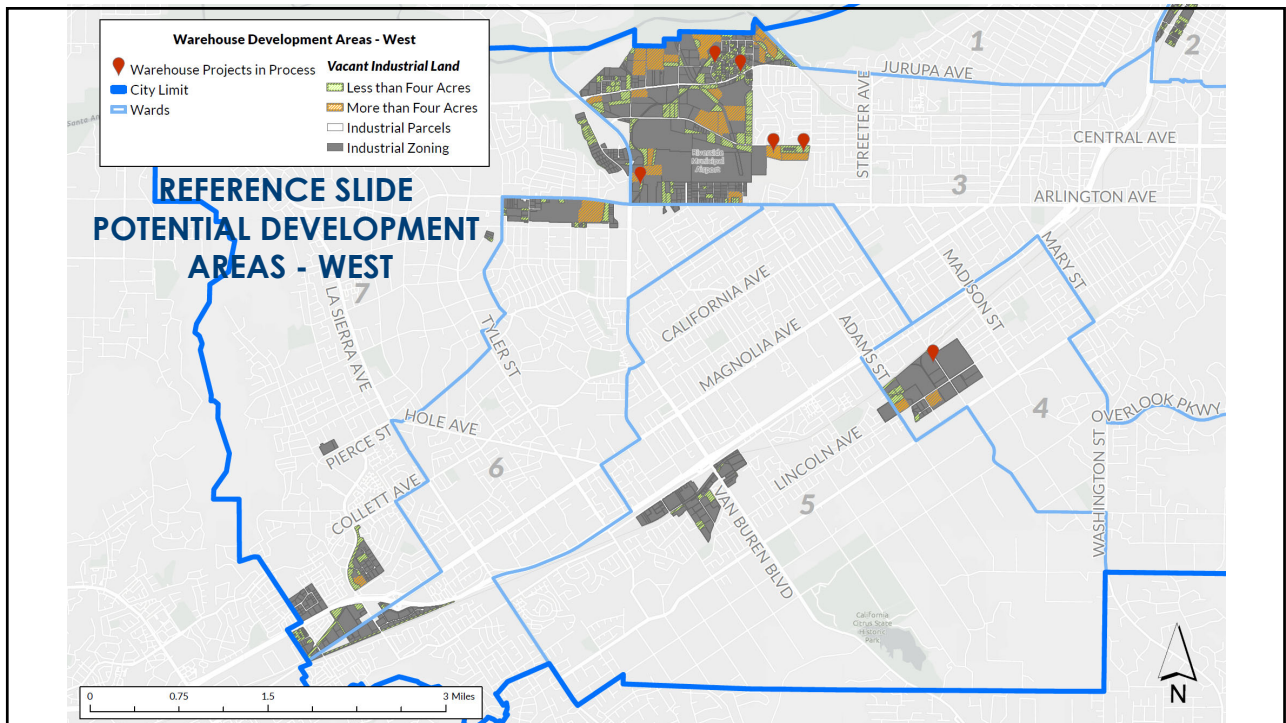


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