

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING
NUMEROUS SECTIONS OF TITLE 19 THE RIVERSIDE MUNICIPAL CODE
REGARDING ZONING.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Table 19.130.030.A of the Riverside Municipal Code entitled “BMP, I and AIR
Industrial Zones Development Standards” is amended as shown in Exhibit “A” attached hereto and
incorporated herein.

Section 2: Table 19.130.030.B of the Riverside Municipal Code entitled “AI Industrial Zones
Development Standards” is deleted in its entirety.

Section 3: Section 19.130.040 of the Riverside Municipal Code is amended as follows:
“**Section 19.130.040 Additional standards, regulations and requirements for the BMP, I, AIR
and AI Zones.**

A. *Health Risk Assessment.* A Health Risk Assessment (HRA) shall be prepared in accordance with
South Coast Air Quality Management District (SCAQMD) Guideline for the new development or
substantial enlargement of industrial uses within 1,000 feet of a Residential Zone or use.

B. *Walls.* Wherever a lot or parcel in any industrial zone abuts a Residential Zone or use, or abuts an
alley that separates the industrial zone from a Residential Zone or use, a minimum ten-foot high solid
masonry wall shall be constructed along the property line or alley right-of-way line separating the
industrial zone from the Residential Zone or use. Wall height shall be measured from the finished
grade of the adjacent Residential Zone or use.

...

G. *Landscaping.*

1. *Front and side yard areas.*

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a. Landscaping adjacent to streets and residential zones or uses shall be suitably
landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient
Landscaping and Irrigation).

b. Such landscape areas shall not be used for off-street parking, loading, storage or accessory buildings.

2. *Buffering between uses.* In addition to any required perimeter walls, a landscape-planter strip shall be provided when an industrially zoned parcel is adjacent to a residential zone or use. The buffer shall be along the shared property line.

a. *Dimensions:* The landscape planter strip shall have a minimum width of twenty feet.

b. *Plant Materials:* The planter strip shall have a layered composition of deciduous and/or evergreen trees.

i. A minimum of two rows of trees is required.

1. Each row shall be placed at intervals of one for every 30 linear feet and shall be staggered such that the distance between trees in each row is not less than 15 feet.

ii. All trees shall be mature at the time of planting.

iii. The remainder of the planter strip shall be permanently stabilized by ground cover plantings, mulch, or similar methods.

iv. Alternative planting materials may be considered subject to the approval of the approving authority.

...”

Section 4: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses Tables” is amended as shown in Exhibit “B” attached hereto and incorporated herein.

Section 5: Table 19.150.020.B of the Riverside Municipal Code entitled “Incidental Uses Tables” is amended as shown in Exhibit “C” attached hereto and incorporated herein.

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Section 6: Section 19.435.010 of the Riverside Municipal Code is amended as follows:

“Section 19.435.010 Purpose.

1 The purpose of regulating warehousing and distribution facilities is to ensure compatibility of such
2 uses with surrounding uses and properties and to avoid any impacts associated with such uses.
3 It is the intent of this chapter to implement the *Good Neighbor Guidelines for Siting New and/or*
4 *Modified Industrial Facilities* adopted by the City Council on November 10, 2020 and implement the
5 statutory requirements of California Government Code § 65098 otherwise known as Assembly Bill
6 98.”

7 Section 7: Section 19.435.020 of the Riverside Municipal Code is amended as follows:

8 **“Section 19.435.020 Applicability and permit requirement.**

9 For any new or modified warehousing and distribution facility, as defined in Article X (Definitions),
10 the provisions of this California Government Code § 65098 shall apply, as required by state law. In
11 the event of a conflict between the provisions of this Chapter and § 65098, or if this Chapter addresses
12 a matter not covered by § 65098, the more stringent provision shall govern.

13 1. Warehousing and distribution facilities, as defined in Article X (Definitions), are
14 permitted as set forth in Article V, Base Zones and Related Use and Development Provision, subject
15 to the requirements contained in this chapter.”

16 Section 8: Section 19.435.030 of the Riverside Municipal Code is amended as follows:

17 **“Section 19.435.030 Development standards.**

18 The standards set forth in this chapter, shall apply to any new or modified warehousing and distribution
19 facility.

20 ...”

21 Section 9: Table 19.435.030.A of the Riverside Municipal Code entitled “Warehousing and
22 Distribution Facilities Development Standards” is added as shown in Exhibit “D” attached hereto and
23 incorporated herein.

24 Section 10: Table 19.435.030.B of the Riverside Municipal Code entitled “BMP, I and AIR
25 Industrial Zones Floor Area Ratio Table” is added as shown in Exhibit “E” attached hereto and
26 incorporated herein.

27 Section 11: Section 19.435.040 of the Riverside Municipal Code is amended and replaced in

1 its entirety as follows:

2 **“Section 19.435.040 Site planning standards.**

3 A. All warehousing and distribution facilities shall comply with the following.

- 4 1. The development project shall comply with the 21st Century or Tier 1 21st Century Warehouse
5 standards as set forth in California Government Code § 65098 including but not limited to:
 - 6 a. Adhering to the most current building energy efficiency standards of the CA Green
7 Building Code.
 - 8 b. Complying with truck loading bay location requirements.
 - 9 c. Integration of truck entrance and exits and internal circulation requirements.
- 10 2. Any new facility shall be located on roadways that meet the following street classifications as
11 defined by the City’s General Plan Circulation Element consistent with California Government
12 Code § 65098:
 - 13 a. Arterial roads.
 - 14 b. Collector roads.
 - 15 c. Local roads that predominantly serve commercial, agricultural, or industrial uses.
- 16 3. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented
17 away from sensitive receptors to the maximum extent feasible.
- 18 4. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from view
19 of sensitive receptors and from public rights-of-way with buildings, freestanding walls and
20 fences, landscaping or other means to the satisfaction of the Approving Authority. Where
21 loading areas, docks, truck wells and outdoor storage areas are located adjacent to a sensitive
22 receptor, they shall be fully screened from view of the adjacent sensitive receptor by means of
23 a solid wall with a minimum height of 10 feet as measured from the finished grade of the
24 adjacent sensitive receptor.
- 25 5. Operations, including loading, unloading, staging and storage of trucks and trailers, shall
26 comply with Title 7 (Noise) of this Code.
- 27 6. Idling of trucks queued or operated on site shall not exceed five minutes.

1 7. Sufficient aisle space shall be provided on-site to accommodate the on-site queuing of trucks
2 as determined by a Traffic Impact Analysis, if required. Queuing lanes or aisles shall not
3 obstruct regular vehicular or pedestrian circulation or emergency equipment access.

4 8. Where transport by temperature-controlled trucks or trailers is proposed, on-site electrical
5 hookups shall be provided at loading docks. Idling or use of auxiliary truck engine power to
6 power climate-control equipment shall be prohibited.”

7 Section 12: Section 19.435.050 of the Riverside Municipal Code entitled “Site location,
8 operational and additional standards” is added as shown in Exhibit “F” attached hereto and
9 incorporated herein.

10 Section 13: Section 19.435.060 of the Riverside Municipal Code entitled “Design review
11 required” is added as follows:

12 **“Section 19.435.060 Design review required.**

13 No new building, structure or sign or exterior alteration or enlargement of an existing building,
14 structure or sign shall be commenced for any warehousing and distribution facility until design review
15 approval has been granted pursuant to Chapter 19.710 (Design Review).”

16 Section 14: Section 19.435.070 of the Riverside Municipal Code entitled “Warehousing,
17 storage” is added as follows:

18 **“Section 19.435.070 Warehousing, storage.**

19 Warehousing, storage as defined by Article X (definitions) shall abide by the standards of Chapter
20 19.130. For any warehousing, storage, the building or portion thereof must not occupy more than 15%
21 of the cumulative floor area and must not generate a maximum of 10 trips a day. Warehousing, storage
22 may include ground level loading doors on one or more sides of the building not to exceed more than
23 four (4) dock high loading doors total.”

24 Section 15: Section 19.435.080 of the Riverside Municipal Code entitled “Modifications” is
25 added as follows:

26 **“Section 19.435.080 Modifications.**

27

1 Modifications to the above site location, operation and development standards may be considered in
2 conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as
3 applicable.”

4 Section 16: Section 19.670.020 of the Riverside Municipal Code is amended as follows:
5 “**Section 19.670.020 Notice requirements for administrative discretionary permits with no**
6 **public hearing.**

7 *A. Minor Conditional Use Permit, Administrative Planned Residential Development Permit, and*
8 *Variance.*

9 1. Public notice of the consideration of a proposed minor conditional use permit in all zones
10 shall be provided by the Community & Economic Development Department Director, or his/her
11 designee, by mailing such notice to the property owners and occupants within 300 feet of the exterior
12 boundaries of the property under consideration;

13 ...

14 3. For mailing purposes, the last known name and address of such owners and occupants as
15 shown on the latest available equalized assessment roll of the County Assessor shall be used. Such
16 notices shall identify the property under consideration and indicate the nature of the proposed permit.

17 ...”

18 Section 17: Section 19.670.030 of the Riverside Municipal Code is amended as follows:
19 “**Section 19.670.030 Notice of hearing for discretionary actions requiring a public hearing.**
20 Notice of the hearing shall be given in all of the following ways:

21 A. Notice of the hearing shall be mailed or delivered, at least ten days prior to the hearing, to:

22 ...

23 3. All owners of the subject real property on the latest County Assessor records and occupants
24 within 300 feet.

25 ...”

26 Section 18: Section 19.670.130 of the Riverside Municipal Code entitled “On-site notification
27

signage for projects in the Industrial Zones” is added as follows:

“Section 19.670.130 On-site notification signage for projects in the Industrial Zones.

Notice of filing for new development projects within the Business Manufacturing Park (BMP) & General Industrial (I) Zone shall also be made by posting of physical signage on the site by the applicant when a Minor Conditional Use Permit or Conditional Use Permit is being considered.

1. *Purpose:* The on-site notification signage requirement is intended to notify neighbors of the affected project area and the community at large early in the review process, allowing the applicant and the City to consider community input throughout all stages of project review.

2. *Specific Plan requirements:*

a. In any specific plan district where specified industrial uses require a Minor Conditional Use Permit or Conditional Use Permit by the current industrial zoning designation, a Notice of Filing sign shall be required.

3. *Sign criteria/maintenance:* Posting of required on-site notification signage shall comply with the following:

a. *Sign size and specifications.*

i. Sign(s) shall be four feet high by eight feet wide.

ii. Sign(s) shall be attached by ground-mounted stake(s) or post(s) not less than 6 feet in height from ground surface.

iii. Signs shall not be affixed to buildings or other structures.

iv. Signs shall contain the following information:

1. City of Riverside Logo;

2. “Notice of Filing” lettering;

3. Planning project case number;

4. Brief project description;

5. Project location including Assessor Parcel Number(s) (APNs);

6. Project applicant name and contact information;

7. Contact information for the City Planning Division; and

- 1 8. Other information as determined to be necessary by the Community &
2 Economic Development Director or designee, including but not limited
3 to a standardized design template published by the Planning Division.
- 4 b. *Location and installation standards.* All sign(s) shall be installed according to the
5 specifications determined by the Planning Division.
- 6 i. Signs shall be posted on each public street frontage.
7 ii. A minimum of one sign shall be posted for every 300 lineal feet of public street
8 frontage.
9 iii. Corner Lots.
- 10 1. Where two street frontages intersect, one sign posted at the corner facing
11 the intersection shall satisfy the posting requirement for the first 300
12 lineal feet of frontage for both streets facing the interchange.
- 13 iv. Signs shall be located no more than three feet behind the property line closest
14 to, parallel to, and clearly visible from the street.
15 v. Signs shall not be located within the public right of way.
16 vi. Additional signs may be required as determined by the Planning Division.
- 17 c. *Timing.*
- 18 i. All notification sign(s) shall be installed within 60 days of application
19 submittal.
20 ii. Signs shall remain in place throughout the entire project review period and shall
21 not be removed prior to the expiration of the appeal period of the final action
22 taken on the project.
23 iii. Signs shall be removed no later than 14 days following the expiration of the
24 final appeal period or withdrawal of the application.
- 25 d. *Sign removal and maintenance.*
- 26 i. All sign(s) must be kept adequately maintained in a legible state and remain in
27 place until the final decision on the application has been made or the application
 is withdrawn.

1 ii. Changes to the nature of the project or the requested entitlements shall
2 necessitate updates to the posted notification signage to the satisfaction of the
3 Planning Division.

4 iii. Failure to remove the sign within the prescribed time period will result in the
5 withholding of any post-entitlement permits.

6 4. The project application shall not be deemed complete until the required notification signage is
7 installed.

8 5. A Notification Signage Exhibit may be required to identify the proposed location of signage
9 and verify compliance with these requirements.”

10 Section 19: Section 19.910.130 of the Riverside Municipal Code is amended as follows:

11 **“Section 19.910.130 “L” Definitions.**

12 *Laboratory* means a building or portion of a building that contains facilities for testing and analysis of
13 a product, person, animal or portion thereof.

14 ...

15 *Logo* means a graphical symbol that represents a concept, idea, or identifier.

16 *Logistics use.* See “Warehousing and distribution facility.”

17 ...”

18 Section 20: Section 19.910.200 of the Riverside Municipal Code is amended as follows:

19 **“Section 19.910.200 “S” Definitions.**

20 *Saloon.* See "bar."

21 ...

22 *Senior housing* means a housing facility or development the occupancy of which is limited to persons
23 55 years of age or older pursuant to Section 51.3 of the California Civil Code.

24 *Sensitive receptor* means a residential zone or use; K-12 public, private and charter school; designated
25 parks and open space; adult and child day care facilities; assisted living facilities, nursing homes,
26 hospices and hospitals. Sensitive receptor shall be consistent with California Government Code §
27 65098.

...”

1 Section 21: Section 19.910.240 of the Riverside Municipal Code is amended as follows:

2 **“Section 19.910.240 “W” Definitions.**

3 *Wall* means a physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block
4 or any combination thereof and intended to mark a boundary and/or enclose an area.

5 ...

6 *Warehouse* means a building or portion thereof used for the storage, receiving, shipping, or
7 wholesaling of goods and merchandise, and any incidental or accessory activities. A warehouse is not
8 "commercial storage" as defined in this title.

9 *Warehousing storage Incidental* means a building or portion thereof which is incidental to a
10 principally permitted industrial use for the storage of goods and merchandise. For example, a
11 manufacturing, research laboratory, or other type of commercial or industrial use which stores and
12 distributes the goods or components that are produced or contained on-site.

13 *Warehousing and distribution facility* means a building, structure or other facility primarily used for
14 the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of
15 goods and merchandise of any kind, typically which are not manufactured, processed or otherwise
16 produced in the same facility, for any length of time. A warehousing and logistics facility shall have
17 the same meaning as a “logistics use” as defined by California Government Code § 65098.

18 Warehousing and distribution facilities include but are not limited wholesale distribution, distribution
19 centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfilment
20 centers, or logistics centers and facilities.

21
22 ...”

23 //

24 //

25 Section 22: The City Clerk shall certify to the adoption of this Ordinance and cause publication
26 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City
27 of Riverside. This Ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this ____ day of _____, 2026.

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PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the ____ day of _____, 2025, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the ____ day of _____, 2026, by the following vote, to wit:

- Ayes:
- Noes:
- Absent:
- Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this ____ day of _____, 2026.

DONESIA GAUSE
City Clerk of the City of Riverside

312608 ALB 02/04/26

EXHIBIT "A"

Table 19.130.030.A
BMP, I and AIR Industrial Zones Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Floor-Area-Ratio (FAR) - Maximum ^{1, 3}	1.50	0.60	0.60	See Chapter 19.149-Airport Land Use Compatibility
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	—	—	—	See Chapter 19.149-Airport Land Use Compatibility
a. Within 200 feet of a Residential Zone or use ^{6, 7}	35 ft.	35 ft.	35 ft.	
b. All other locations ⁸	45 ft.	45 ft.	45 ft.	
Building Size - Maximum	—	—	—	Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided the maximum FAR is not exceeded.
a. Within 200 feet of a Residential Zone or use ^{6, 7}	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
b. 200-800 feet of a Residential Zone or use ^{6, 7}	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	
c. All other locations	Per FAR	Per FAR	Per FAR	
Front Yard Setback - Minimum ⁵	—	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	—	—	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.
b. Buildings 30 ft. or less in height and not on an arterial street	20 ft. (See Notes)	—	—	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum	—	—	—	
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to Residential Zone or use ^{6, 7}	60	60	60	At least 20 feet of the minimum side yard setback area directly adjacent to a Residential Zone or use shall be fully landscaped.
c. Street side	Same as Front Yard	20 ft.	15 ft.	Minimum 10 feet fully landscaped.
Rear Yard Setback - Minimum	—	—	—	

a. Rear yard	0 ft.	0 ft.	15 ft.	
b. Adjacent to Residential Zone or use ^{6, 7}	60 ft.	60 ft.	60 ft.	At least 20 feet of the minimum rear yard setback area directly adjacent to a Residential Zone or Use shall be fully landscaped.
c. Adjacent to Streets	Same as Front Yard	20 ft.	20 ft.	Minimum 10 feet fully landscaped.

Notes:

1. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect 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 adversely affect infrastructure, service or surrounding land uses.
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 five acres is required. Site plan review approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. A minimum front yard setback of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts or is adjacent to a lot or parcel in any residential zone or use.
6. Except where the site is separated from such residential zone or use by a freeway.
7. Measured from the residential zone or property line to the industrial building.
8. Height may be increased subject to a Conditional Use Permit (CUP).

EXHIBIT "B"

19.150.020.A Permitted Uses Table																						
This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.																						
Use	Zones																		Location of Required Standards in the Municipal Code			
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)					Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)		
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR		PF	RWY	NC Overlay
Vehicle Sales, Rental and Leasing - New and Used (With Outdoor Display)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Wash Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	
Vehicle Wholesale Business:																						
Indoor (less than 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X		
Outdoor & Indoor (In excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X		
Veterinary Services:																						
Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	MC	C	C	X	X	X	MC	
Incidental to a Pet Shop	X	X	X	X	X	X	X	X	P	P	P	X	MC	MC	X	X	X	X	X	X	P	
Warehousing & Distribution Facilities:																						
a. 10,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X	
b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC/C	MC/C	MC/C	MC/C	X	X	X	
c. Greater than 100,000 sq. ft. and less than 400,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	
d. 400,000 sq. ft. or greater	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C ¹	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C	P/C	P/C	P/C	P/C ⁵	P/C ⁵	P/C ⁵	P/C	P/C	P/C	P/C	P/C	P/C	P/C	

EXHIBIT "B"

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Refer to Chapter 19.149 - Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

P = Permitted

PRD = Planned Residential Development Permit, Chapter 19.780

SP = Site Plan Review Permit, Chapter 19.770

sq. ft. = Square Feet

RCP = Recycling Center Permit, Chapter 19.870

X = Prohibited

¹ Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

² Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060.D.

³ Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

⁴ One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.

⁵ Permitted or conditionally permitted on sites that do not include a residential use.

⁶ For Clean Energy Uses and associated Outdoor Storage (Chapter 19.510) and/or Indoor Vehicle Repair (Chapter 19.420), permitted with a Minor Conditional Use Permit.

⁷ Allowed for Two-Unit Developments pursuant to Chapter 19.443.

EXHIBIT "C"

19.150.020.8 Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Outdoor Display and Sales - Incidental ³	X	X	X	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X	X	X	X	19.505 - Outdoor Display and Sales
Outdoor Storage - Incidental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	19.510 - Outdoor Storage
Play Areas Incidental to Restaurants ⁴	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	19.515 - Play Areas Incidental to Restaurants
Rental of Rooms																						19.100 - Residential Zones
2 or fewer	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	19.520 - Rental of Rooms 19.895 - Room Rental Permit
3 or 4	P	P	RRP	RRP	RRP	X	X	X	X	X	X	RRP	X	X	X	X	X	X	X	X	X	
Tiny Home Community***	X	X	C	C	C	C	X	C	C	C	C	C	C	C	X	X	X	X	X	X	X	19.255 - Assemblies of people—non-entertainment 19.100.070 - Additional regulations for the R-3 and R-4 Zones. 19.910 - Definitions
Vehicle Repair - Personal	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.527 - Vehicle Repair - Personal

EXHIBIT "C"

Warehousing , Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X				See Chapter 19.130 Industrial Zones
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(Ord. No. 7701, §§ 12(Exh. A), 13(Exh. B), 2025; Ord. 7660, § 1(Exh. A), 2024; Ord. 7652 § 4(Exh. C), 2023; Ord. 7630 § 5(Exh. B), 2023; Ord. 7617 § 1(Exh. A), 2022; Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A); Ord. 7505 § 1(Exh. A), 2020; Ord. 7457 § 1(Exh. A), 2019; Ord. 7431 § 3(Exh. A), 2018; Ord. 7408 §1, 2018; Ord. 7331 §11, 2016; Ord. 7316 §4, 2016; Ord. 7273 §1, 2015; Ord. 7222 §3, 2013, Ord. 7110 §§2, 3, 4, 2011; 7064 §9, 2010; Ord. 6966 §1, 2007)

¹ Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

² See exemptions noted in 19.450 - Alcohol Sales

³ Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

⁴ Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

⁵ Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping.

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Accessory to an Assemblies of People — Non-Entertainment and subject to the applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

X = Prohibited

sq. ft. = Square Feet

SP = Site Plan Review Permit, Chapter 19.770

PRD = Planned Residential Development Permit, Chapter 19.780

RRP = Room Rental Permit

EXHIBIT "C"

EXHIBIT “D”

**Table 19.435.030.A
Warehousing and Distribution Facilities Development Standards**

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	—	—	—	See Chapter 19.149-Airport Land Use Compatibility
a. Within 200 feet of a sensitive receptor ^{6, 7, 8}	35 ft.	35 ft.	35 ft.	
b. All other locations	45 ft.	45 ft.	45 ft.	
Building Size - Maximum	—	—	—	Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided buildings meet the FAR established in Table 19.435.030.B.
a. Within 200 feet of a sensitive receptor ^{6, 7}	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
b. 200-800 feet of a sensitive receptor ^{6, 7}	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	
c. 800-1,500 feet of a sensitive receptor	400,000 sq. ft.	400,000 sq. ft.	400,000 sq. ft.	
d. 1,500 feet or more ^{6, 7}	Per FAR	Per FAR	Per FAR	
Front Yard Setback - Minimum ⁵	—	20 ft.	15 ft.	In the BMP Zone, 20 feet of the required 50-foot front yard setback shall be landscaped.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	—	—	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.
b. Buildings 30 ft. or less in height and not on an arterial street	20 ft. (See Notes)	—	—	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum	—	—	—	
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to a sensitive receptor ^{6, 7}	60	60	60	At least 20 feet of the minimum side yard setback area directly adjacent to a sensitive receptor shall be fully landscaped.
c. Street side	Same as Front Yard	20 ft.	15 ft.	Minimum 10 feet fully landscaped.

Rear Yard Setback - Minimum	—	—	—	
a. Rear yard	0 ft.	0 ft.	15 ft.	
b. Adjacent to a sensitive receptor ^{6, 7}	60 ft.	60 ft.	60 ft.	At least 20 feet of the minimum rear yard setback area directly adjacent to a sensitive receptor or use shall be fully landscaped.
c. Adjacent to Streets	Same as Front Yard	20 ft.	20 ft.	Minimum 10 feet fully landscaped.

EXHIBIT "E"

Table 19.435.030.B
BMP, I and AIR Industrial Zones Floor Area Ratio Table

Distance from Sensitive Receptor	Lot Size								
	< 2 acres			2-4 Acres			> 4 Acres		
	BMP	I	AIR	BMP	I	AIR	BMP	I	AIR
< 200 feet	.50	.50	.60	.35	.35	.60	.25	.25	.60
< 800 feet	.75	.60	.60	.50	.50	.60	.35	.35	.60
< 1,500 feet	1.5	.60	.60	1.0	.60	.60	.75	.60	.60
> 1,500 feet	1.5	.60	.60	1.5	.60	.60	1.5	.60	.60

Notes:

1. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect 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 adversely affect infrastructure, service or surrounding land uses.
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 five acres is required. Site plan review approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. A minimum front yard setback of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts or is adjacent to a lot or parcel identified as sensitive receptor.
6. Except where the site is separated from such sensitive receptor by a freeway.
7. Measured from the sensitive receptor property line to the front most wall of the nearest warehouse building.
8. A sensitive receptor includes a residential zone or use; K-12 public, private and charter school; designated parks and open space; adult and child day care facilities; assisted living facilities and hospitals as defined by Article X - Chapter 19.910 - Definitions.

EXHIBIT “F”

Section 19.435.050 Site location, operational and additional standards.

- A. *Health Risk Assessment.* A Health Risk Assessment (HRA) shall be prepared in accordance with the South Coast Air Quality Management District (SCAQMD) Guidelines when the following apply:
1. The new development or substantial enlargement of a warehousing and distribution facility is within 1,000 feet of a sensitive receptor.
 2. The new development or substantial enlargement of a warehousing and distribution facility generates 150 or more truck trips per day, as determined by the most recent Institute of Transportation Engineers (ITE) Trip Generation Rate for the specific proposed land use.
- B. *Specific Plan Consistency.* For new development within 1,500 feet of sensitive receptor in a specific plan district requiring a Minor Conditional Use Permit or Conditional Use Permit, the development standards of Table 19.435.030.A and Table 19.435.030.B shall prevail unless the specific plan district standards are more restrictive.
- C. *Walls.* Wherever a lot or parcel in any industrial zone abuts a sensitive receptor or abuts an alley that separates the industrial zone from a sensitive receptor, a minimum ten-foot-high solid masonry wall shall be constructed along the property line or alley right-of-way line separating the project site from the sensitive receptor. Wall height shall be measured from the finished grade of the adjacent sensitive receptor.
1. Such wall shall be limited in height to three feet in any required front yard or street side yard setback area.
 2. Such wall shall not be required until the industrially zoned lot or parcel is developed with a permitted use.
- D. *Outdoor display and storage.* Except for the outdoor storage and display of aircraft, outdoor display and storage shall not be permitted except as specified in 19.285 (Outdoor Storage Yard), 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales – Incidental) and 19.510 (Outdoor Storage—Incidental).
- E. *Use of interior rear and side yards for off-street parking and loading.* Except for required landscape areas, required interior rear yards and side yards may be used for off-street parking, off-street loading, outdoor storage incidental to a permitted use, and any use permitted in the required front yard area; provided such loading, parking and storage areas are acoustically shielded and screened from adjacent Residential Zones or uses and the public right-of-way, to the satisfaction of the Community & Economic Development Director or his/her designee.
- F. *Lighting.* Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Outdoor Lighting).

- G. *Screening of mechanical equipment.* All roof-supported or ground-supported mechanical equipment and utility equipment shall comply with the regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).
- H. *Landscaping.*
1. *Front and side yard areas.*
 - a. Landscaping adjacent to streets and sensitive receptors shall be suitably landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).
 - b. Such landscape areas shall not be used for off-street parking, loading, storage or accessory buildings.
 2. *Buffering between uses.*
 - a. Any new or modified warehousing and distribution facility shall provide a landscaped buffer whenever a project site is within 900 feet of a sensitive receptor per California Government Code § Section 65098.
- I. *Performance standards.* All warehousing and distribution facilities shall comply with the performance standards set forth in Chapter 19.590 (Performance Standards) for industrial uses.
- J. *Parking and loading requirements.* Parking areas shall be provided as set forth in Chapter 19.580 (Parking and Loading).
- K. *Trash receptacles and enclosures.*
1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
 2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.
- L. *Truck Routing Plan.* Prior to the issuance of a certificate of occupancy, the development operator shall establish and submit for approval to the Approving Authority, a truck routing plan to and from the state highway system based on the latest truck route map of the City as determined by the City's General Plan Circulation Element.
- M. *Project Notification Requirements.*
- a. The notification radius for any new warehousing and distribution facility shall be extended to 1,000 feet.
 - b. All other project notification requirements shall abide by the standards set forth in Chapter 19.670 – Public Hearings and Notice Requirements.
- N. *Replacement Housing.* Replacement housing and rental assistance shall be required per California Government Code § Section 65098.6.