

PART II - CODE OF ORDINANCES  
Title 19 - ZONING  
ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS  
Chapter 19.130 INDUSTRIAL ZONES (BMP, I, AI AND AIR)

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*Chapter 19.130 INDUSTRIAL ZONES (BMP, I, AI AND AIR)*

**19.130.030 Development standards for Industrial Zones.**

A. Table 19.130.030.A (BMP, I and AIR Industrial Zones Development Standards) sets forth the minimum development standards for all development in the BMP, I, and AIR Zones.

B. Table 19.130.030.B (AI Industrial Zones Development Standards) sets forth the minimum development standards for all development in the AI Zones.

(Ord. 7331 §7, 2016; Ord. 6966 §1, 2007)

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 <sup>1, 3</sup>                | 1.50                                  | 0.60            | 0.60            | See Chapter 19.149- Airport Land Use Compatibility   |
| Lot Area - Minimum  | 40,000 sq. ft. <sup>2</sup>           | 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 <sup>3</sup>                          | —                                     | —               | —               | See Chapter 19.149- Airport Land Use Compatibility   |
| a. Within 200 feet of a Residential Zone or use <sup>6, 7</sup> | 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 the maximum FAR is not exceeded. |
| a. Within 200 feet of a Residential Zone or use <sup>6, 7</sup> | 10,000 sq. ft.                        | 10,000 sq. ft.  | 10,000 sq. ft.  |  |
| b. 200-800 feet of a Residential Zone or use <sup>6, 7</sup>    | 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 <sup>5, 6</sup>                    | —                                     | 20 ft.          | 15 ft.          | In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped <sup>d</sup> .         |
| a. Buildings over 30 ft. in height or on an arterial street     | 50 or 40 ft. <sup>4</sup> (See Notes) | —               | —               | However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.                  |

| Development Standards   | BMP                | I                   | AIR                 | Notes, Exceptions & Special Provisions  |
|---|--------------------|---------------------|---------------------|---|
| 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 <sup>5</sup>                           | <u>—</u>           | <u>—</u>            | <u>—</u>            |   |
| a. Interior Side  | 0 ft.              | 0 ft.               | 0 ft.               |   |
| b. Adjacent to Residential Zone or use <sup>6,7</sup>               | 60                 | 60                  | 60                  | Not less than 15 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. <sup>7</sup> | 15 ft. <sup>7</sup> | <u>Minimum 10 feet fully landscaped.</u>  |
| Rear Yard Setback - Minimum   | —                  | —                   | —                   |   |
| a. Rear yard  | 0 ft.              | 0 ft.               | 15 ft.              |   |
| b. Adjacent to Residential Zone or use <sup>6,7</sup>               | 60 ft.             | 60 ft.              | 60 ft.              | Not less than 15 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. <sup>7</sup> | 20 ft. <sup>7</sup> | <u>Minimum 10 feet fully landscaped.</u>  |

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 ten-foot on-site landscape planter shall be required along the street side yard and rear yards of the I and AIR Zones.~~
- 6-5. 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.
- 7-6. 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.

Table 19.130.030.B  
AI Industrial Zones Development Standards

| Development Standards                            | Zones   |                |                |                |
|--|---------|----------------|----------------|----------------|
|  | AI-1    | AI-2           | AI-3           | AI-4           |
| Floor Area Ratio (FAR) - Maximum <sup>3, 5</sup> | 1.50    | 1.50           | 1.50           | 1.50           |
| Lot Area - Minimum <sup>2</sup>                  | 5 acres |                |                |                |
| Major Arterial Frontage                          |         | 40,000 sq. ft. | 40,000 sq. ft. | 40,000 sq. ft. |
| All other streets                                |         | 20,000 sq. ft. | 20,000 sq. ft. | 14,000 sq. ft. |

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| Development Standards                        | Zones                            |                                  |                                  |                                  |
|--|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
|  | AI-1                             | AI-2                             | AI-3                             | AI-4                             |
| Lot Width - Minimum                          | 300 ft.                          |                                  |                                  |                                  |
| 40,000 sq. ft. Lot (Major Arterial Frontage) |                                  | 140 ft.                          | 140 ft.                          | 140 ft.                          |
| 20,000 sq. ft. Lot                           |                                  | 100 ft.                          | 100 ft.                          |                                  |
| 14,000 sq. ft. Lot                           |                                  |                                  |                                  | 100 ft.                          |
| Building Height - Maximum <sup>3, 4</sup>    | 45 ft.                           | 45 ft.                           | 45 ft.                           | 45 ft.                           |
| Front Yard Setback - Minimum                 | 50 ft. (front 20 ft. landscaped) |                                  |                                  |                                  |
| 40,000 sq. ft. Lot (Major Arterial Frontage) |                                  | 50 ft. (front 20 ft. landscaped) | 50 ft. (front 20 ft. landscaped) | 50 ft. (front 20 ft. landscaped) |
| 20,000 sq. ft. Lot                           |                                  | 20 ft. (all landscaped)          | 20 ft. (all landscaped)          |                                  |
| 14,000 sq. ft. Lot                           |                                  |                                  |                                  | 15 ft. (all landscaped)          |
| Side Yard Setback - Minimum <sup>1</sup>     | 20 ft.                           |                                  |                                  |                                  |
| 40,000 sq. ft. Lot (Major Arterial Frontage) |                                  | 20 ft.                           | 20 ft.                           | 20 ft.                           |
| 20,000 sq. ft. Lot                           |                                  | None                             | None                             |                                  |
| 14,000 sq. ft. Lot                           | 20 ft.                           |                                  |                                  | None                             |
| Rear Yard Setback - Minimum <sup>1</sup>     | 20 ft.                           |                                  |                                  |                                  |
| 40,000 sq. ft. Lot (Major Arterial Frontage) |                                  | 20 ft.                           | 20 ft.                           | 20 ft.                           |
| 20,000 sq. ft. Lot                           |                                  | None                             | None                             |                                  |
| 14,000 sq. ft. Lot                           |                                  |                                  |                                  | None                             |

**Notes:**

1. The side or rear yard setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use.
2. Smaller minimum lot areas may be established by a specific plan or airport master plan. A master plan must include provisions for common access, parking and maintenance. A total master plan area of five acres is required. Site plan 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. No building, structure or tree may penetrate the flight zone of an airport per the "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25. Any height variance will be subject to the approval of the Community & Economic Development Director or his/her designee and Airport Director.
5. 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.

(Ord. 7541 , §§ 2(Exh. A), 3(Exh. B), 2020; Ord. 7413 , § 1(Exh. A), 2-20-2018)