

## *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. 7609 § 1, 2022; 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
<del>Floor-Area-Ratio (FAR)- Maximum<sup>1,2,3</sup></del>	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 <u>sensitive receptor Residential Zone or use</u> <sup>6, 7, 8</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 <del>the buildings meet the FAR</del> <u>established in Table</u> <u>19.130.030.B. maximum</u> <del>FAR is not exceeded.</del>
a. Within 200 feet of a <del>Residential Zone or</del> <u>use sensitive receptor</u> <sup>6, 7</sup>	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	

-b. 200-800 feet of a <del>Residential Zone or use</del> sensitive receptor <sup>6,7</sup>	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 <sup>6,7</sup> <del>€</del> All other locations	Per FAR	Per FAR	Per FAR	
Front Yard Setback - Minimum <sup>5</sup>	—	20 ft.	15 ft.	In the BMP Zone, 20-foot 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. <sup>4</sup> (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 <del>Residential Zone or use</del> <sup>6,7</sup>	60	60	60	<del>Not less than</del> At least <del>15-20</del> feet of the minimum side yard setback area directly adjacent to a <del>Residential Zone or use</del> 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 <del>Residential Zone or use</del> <sup>6,7</sup>	60 ft.	60 ft.	60 ft.	<del>Not less than</del> At least <del>15-20</del> feet of the minimum rear yard setback area directly adjacent to a <del>Residential Zone</del> 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.

**Table 19.130.030.B**  
**BMP, I and AIR Industrial Zones Floor Area Ratio**

<b>Distance from Sensitive Receptor</b>	<b>Lot Size</b>								
	<b>&lt; 2 acres</b>			<b>2-4 Acres</b>			<b>&gt; 4 Acres</b>		
	<b>BMP</b>	<b>I</b>	<b>AIR</b>	<b>BMP</b>	<b>I</b>	<b>AIR</b>	<b>BMP</b>	<b>I</b>	<b>AIR</b>
<b>&lt; 200 feet</b>	<u>.50</u>	<u>.50</u>	<u>.60</u>	<u>.35</u>	<u>.35</u>	<u>.60</u>	<u>.25</u>	<u>.25</u>	<u>.60</u>
<b>&lt; 800 feet</b>	<u>.75</u>	<u>.60</u>	<u>.60</u>	<u>.50</u>	<u>.50</u>	<u>.60</u>	<u>.35</u>	<u>.35</u>	<u>.60</u>
<b>&lt; 1,500 feet</b>	<u>1.5</u>	<u>.60</u>	<u>.60</u>	<u>1.0</u>	<u>.60</u>	<u>.60</u>	<u>.75</u>	<u>.60</u>	<u>.60</u>
<b>&gt; 1,500 feet</b>	<u>1.5</u>	<u>.60</u>	<u>.60</u>	<u>1.5</u>	<u>.60</u>	<u>.60</u>	<u>1.5</u>	<u>.60</u>	<u>.60</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 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. ~~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 shall be defined as defined by Article X - Chapter 19.910 - Definitions~~ ~~a residential zone or use; K-12 public, private and charter schools; designated parks and open space; adult and child day care centers; assisted living facilities, hospitals.~~

**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~~ sensitive receptor.

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- B. *Specific Plan District 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 19.130.030.A and Table 19.130.030.B shall prevail unless the specific plan district standards are more restrictive.
- BC. *Walls.* Wherever a lot or parcel in any industrial zone abuts a sensitive receptor ~~Residential Zone or use~~, or abuts an alley that separates the industrial zone from a ~~Residential Zone or use~~ sensitive receptor, a minimum eight-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.
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 industrial lot or parcel is developed with a permitted use.
- CD. *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).
- DE. *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.
- EF. *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).
- FG. *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).
- GH. *Landscaping.*
1. Front and side yard ~~areas adjacent~~ areas.
    - a. Landscaping adjacent to streets and sensitive receptors ~~interior perimeter landscape planters adjacent to 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 ~~setbacks~~ 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 adjacent to a sensitive receptor along the shared property line.
    - a. Dimensions: The landscape planter strip shall have a minimum width of twenty feet.

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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.

H. *Performance standards.* All uses shall comply with the performance standards set forth in Chapter 19.590 (Performance Standards) for industrial uses, except that the noise associated with aircraft operations shall be exempt from noise standards but shall comply with any applicable Federal Aviation Administration regulations regarding noise.

I. *Parking and loading requirements.* Parking areas shall be provided as set forth in Chapter 19.580 (Parking and Loading).

J. *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.

(Ord. 7541 , § 4, 2020; Ord. 7331 §7, 2016; Ord. 6966 §1, 2007)