

Table C – Survey of Development Standards for Industrial Building Sites Adjacent to Residential Zones

City	Minimum Building Setback	Maximum Building Height	Minimum Landscape Setback	Minimum Block Wall Height at Residential Property Line
Riverside	50 feet.	45 feet	5 feet when parking lot is adjacent to residential.	6 feet solid masonry wall.
Moreno Valley	20 feet, but not less than building height. In Light Ind. zone, 50,000 square foot buildings require setback per air quality & noise impact analysis, but not less than 250 feet.	Equal to setback height.	10 feet	Visual & sound attenuation wall required. Height, placement and design considered on a site-specific basis. Outdoor storage screened by 6 feet solid, impact-resistant wall.
MJPA	20 feet, but not less than building height.	80 feet; equal to setback.	10 feet At maturity, intermittent visual obstruction provided to height of 20 feet, with no opening greater than 5 feet in horizontal distance.	6 feet decorative masonry wall. Height, placement and design considered on a site-specific basis.
Rancho Cucamonga	45 feet	75 feet. Heights over 75 feet by CUP.	10 feet Landscaping to include shrubs and both deciduous and evergreen trees. Trees planted at max. spacing of 30 feet.	6 feet decorative masonry wall required. Outdoor storage material limited to 8 feet height; must be screened with 8 feet max. architecturally integrated masonry wall.
San Jacinto	15 feet in Light Ind. zone. 75 feet in Heavy Ind. zone.	45 or 60 feet, depending on industrial zone.	15 feet	Decorative masonry wall required. Required height not specified. 6 feet max. height allowed, with 2 feet extension by MCUP.
Corona	30 feet	55 feet. In light industrial and Industrial Park zones, 40 feet at setback, with 1 foot height increase for each additional 1 foot setback.	10 feet	Decorative masonry wall required. Required height, location and material determined by Director. 7 feet max. height allowed.
Eastvale	50 feet	40 or 50 feet, depending on industrial zone. Height limited to height of adjacent residential zone for first 100 feet from property line, with 1 foot height increase for each 2 feet beyond 100 feet setback.	20 feet	Fence and wall encouraged, not required. Subject to development review approval. When used, wall required to be 6 feet min. height solid decorative masonry wall, architecturally treated on both sides, and obscured by landscaping.
Fontana	30 feet. Requirement may be increased to protect public health, safety & welfare.	100 feet	Dense vegetation area required. Size not specified. 24 inch box size tree; max. spacing of 30 feet.	8 feet masonry wall.
Rialto	50 feet rear, and 25 feet side, in M-1, M-2, C-M & I-P zones. 100 feet in Planned Industrial Dev (PID) zone.	75 feet & six stories for M-1, M-2 and C-M zones. 35 feet & two and a half stories for I-P zone.	15 feet Planting shall consist of medium to large scale trees, shrubs and groundcover.	8 feet masonry wall.
Lake Elsinore	15 feet and average setback of 20 feet. In M-1, CUP required within 100 feet of residential district. In M-2, CUP required within 300 feet of residential district.	40 or 45 feet, depending on industrial zone. Additional height allowed by CUP.	15 feet One 24-inch-box non-deciduous umbrella-forming tree at 30 feet spacing.	6 feet masonry wall.
Hemet	30 feet	55 to 60 feet, depending on industrial zone.	5 feet	6 feet masonry wall.
Banning	10 feet	50 feet; 2 stories Additional height by CUP.	Landscape setback not required. When landscaping provided, 20% of trees @ 36 inch box, 50% @ 24 inch box; Shrubs @ min 5 gallon; Groundcover @ 100% one year coverage.	No requirement. Outdoor storage screened by 6 feet min. high walls, with 8 feet max.
Wildomar	25 feet for manufacturing zones. 50 feet for industrial zone.	35 or 40 feet at setback, depending on industrial zone May increase one 1 foot for each 2 feet beyond the setback line. Height over 50 feet require special review.	20 feet May be reduced to 10 feet by hearing officer.	6 feet masonry wall. May combine height with landscaped earthen berm.