

3.0 DEVELOPMENT STANDARDS AND CRITERIA

The following regulations are stipulated to implement the Sycamore Canyon Business Plan. As such, they will be utilized by the City of Riverside to ensure that future development proceeds in a consistent manner.

Development standards not specifically prescribed by the Specific Plan shall be governed by the appropriate provisions of Title 19- Zoning of the Riverside Municipal Code (Zoning Code) according to the underlying zoning designation of the site.

They have evolved from the analysis of local environmental opportunities and constraints as well as development needs. Based upon current City zoning standards set forth in the Business & Manufacturing Park (BMP) Zone, as described by Chapter 19.~~46-130~~ of the Zoning ~~Ordinance~~Code, and the General Commercial Zone, as described by Chapter 19.~~36-110~~ of the Zoning ~~Ordinance~~Code these standards have been modified where appropriate to achieve the goal and objectives of this Plan.

Standards have been organized into seven classifications, following a listing of typical permitted uses (Subsection 3.1), these include:

Subsection 3.2 - Lot Standards which define building site coverage, building heights, setbacks and lot sizes;

Subsection 3.3 - Parking Standards describing the basic design criteria for parking areas, a schedule of off-street parking requirements, and other related items;

Subsection 3.4 - Outdoor Storage and Loading Areas requirements design criteria;

Subsection 3.5 - Utilities and Lighting, requirements;

Subsection 3.6 - Sign Standards;

Subsection 3.7 - Screening of Mechanical Equipment criteria;

Subsection 3.8 - Trash Collection Areas requirements; and

Subsection 3.9 - Walls/Fence Standards defining locational and height requirements.

3.1 PERMITTED USES

This Specific Plan controls development by zoning properties to the BMP (Business & Manufacturing Park Zone), ~~MP-BP (Manufacturing Park with Business Park Combining Zone District~~ and ~~C-3CG~~ (General Commercial Zone), as defined in Chapters 19.46.020130 and 19.36.201110 and ~~19.44~~ of the City Code. The Plan further defines specific limitations and regulations as adjustments to this base zone.

Permitted uses are those land uses allowed in a given subarea (as shown in Exhibit 5).

"Industrial" subarea permitted uses are:

- "(1) Administrative or executive offices of a business or industrial establishment;"
- "(2) Manufacture, assembly, fabrication, warehousing, and wholesale distribution of goods, wares, merchandise, articles, or substances pursuant to the requirements of the Permitted Uses Table of Chapter 19.150 of the Zoning Code; provided, that goods, wares, merchandise, articles, or substances which are combustible, inflammable, explosive, or likely to create fire, radiation or explosive hazards to surrounding property may be stored and used in reasonable quantities as an incident to any permitted use only if such storage and use are allowed in the certificate of occupancy under such reasonable conditions as may be deemed necessary in the interests of public safety; ~~and further provided that any use prohibited in the "M-1" and 11M-211 zones shall also be prohibited in the "MP" zone;~~"
- "(3) Publishing and printing"
- "(4) Research offices and laboratories for the conduct of scientific research and theoretical studies and investigations, including the fabrication and testing of prototypes, and the performance of environmental tests, and related activities, by or under the supervision of professional scientists and highly trained specialists in the fields of physical, economic or social research;" .

The following uses shall be permitted in the "Industrial" subarea subject to a conditional use permit:

- "(A) Automobile service station, including indoor facilities for lubrication, battery and brake service, tire repair, minor adjustments and repair, but excluding painting, body work,

steam cleaning, major repairs, mechanical washing facilities, utility truck or trailer rental, and packaged ice sales, and in accordance with the provision of Section 19.28.020(35)410,"

- "(B) Restaurant, cafe, or cafeteria".
- "(C) Any use appurtenant to and compatible with restricted industrial development which is consistent with the objectives of the planned industrial park concept."

~~Portions of the "Industrial" subarea are zoned "MP-BP" Manufacturing Park with a Business Park Combining Zone. The Combining Zone permits a limited range of retail commercial uses having a close association with, providing convenience to or which are compatible with the office, wholesale, warehousing and manufacturing uses permitted. For further details regarding the 'BP' Combining Zone see Chapter 19.44 of the Zoning Code.~~

Permitted uses for the "Industrial Support" subarea are limited by special constraints - the noise and accident potential impacts caused by flight operation at March Air Force Base directly to the south. High noise levels and accident risks require that development of this area be limited to low-density, low- concentration uses which will minimize the exposure to the public and employees to such impacts.

Accordingly, the Plan permits the following uses for "Industrial Support":

- Financial, insurance and real estate services;
- Professional services - typically, attorneys, architects, engineers, accountants;
- Automotive service stations- including minor repair of autos within enclosed buildings;
- Automotive rental agencies and related auto storage; and
- Business support uses involving clerical, employment, protective or similar services, including multi-copy and blueprint services.

Other compatible and related uses may be permitted subject to a conditional use permit where the following conditions apply:

- Use intensity no greater than one full time employee per 500 sq. ft. of building floor area, and
- No occupancy by the public of more than ten persons.

The "Industrial Support" subarea of the Plan is described in the March Air Force Base AICUZ study as "Compatible Use District 8" which involves a combination of "Accident Potential Zone II" and a noise level of Ldn 80-85. This combination of impacts requires that all uses include insulation of office areas and public reception areas to achieve a noise level reduction of 35 decibels.

The Plan permits the following uses for "Retail Business and Office" subarea:

- Retail shops, services and other similar commercial development. It also provides for low to moderate intensity office uses and for some visitor-serving commercial development. The typical development intensity for this category is a 0.25 Floor Area Ratio (FAR); the maximum development intensity is a 0.35 Floor Area Ratio (FAR).
- All uses permitted within the ~~C-3CG~~ General Commercial Zone per the ~~City's zoning ordinance~~ Zoning Code. For further information regarding the ~~C-3CG~~ zone see Chapter 19.36.020110 of the Zoning Code.
- "Open Space" is proposed for the portions of the Sycamore Canyon area with prevailing slope gradients of 15% or greater, (not isolated pockets over 15%); as well as areas with prime wildlife habitat and areas within manageable park boundaries. This term includes most of the "Natural Arroyo" as described in earlier plans for the Southeast Study Area.
- No metal curtain wall structures shall be permitted within any portion of the Plan Area.

3.2 LOT STANDARDS

The purpose of lot standards is to assure adequate development sites so that appropriate design measures (parking, ingress/ egress, building coverage) are feasible.

The minimum lot size shall be five acres; provided however, (1) that 30% of the area of each parcel of land of record existing as of the date this Specific Plan is adopted by the City Council may be subdivided to minimum one acre lots and developed in accordance with the BMP Development Standards defined in Chapter 19.46130; or 30% of the area of any combination of such parcels held under common ownership within the same Specific Plan designation, may, at the discretion of the Planning

Commission, be subdivided to minimum one acre lots; ~~Exempt from these lot size standards are those lots within the Motorfair Project of 136.9 vacant acres of land. Here, the minimum lot size shall be one acre, except the property fronting on Sycamore Canyon Boulevard shall be two acres;~~ (2) that a condominium- style industrial development may be permitted in such areas provided that such development contains one total acre or more; and (3) that such lots do not have frontage on thruways or collector streets.

Minimum lot widths shall be 300 feet for five acre and larger lots, and 140 feet for one acre lots.

3.2.1 SETBACK STANDARDS

The following setbacks shall be required within the Plan Area:

- Front Yards -

- A. For arterial streets and buildings over thirty feet in height: A front yard having an average depth of 50 feet but in no case less than 40 feet except as indicated below. The front 20 feet of such front yard shall be suitable landscaped with plant materials and adequately maintained. Notwithstanding any other provision of this Title to the contrary, pedestrian walks, vehicular access drives and railroad tracks which are perpendicular to the front property line in the front twenty feet, meter pits and utility manholes extending not more than six inches above finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in any front yard. 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 any required front yard. A front yard having a minimum depth of forty feet shall be permitted when such yard is landscaped in its entirety, except that a driveway parallel to the front property line a maximum of 12 feet in width may be located within this landscaped front yard;
- B. For all other streets where the building is less than 30 feet in height: A front yard having a depth of 20 feet. The entirety of which shall be suitably landscaped with plant materials and adequately maintained. Notwithstanding any other provision of this Title to the contrary, pedestrian

walks, vehicular access drives and railroad tracks which are perpendicular to the front property line in the front twenty feet, meter pits and utility manholes extending not more than six inches above finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in any front yard.

- ~~Side and rear yard setbacks shall be required as set forth in the Title 19 of the Riverside Municipal Code Zoning Code based on the underlying zoning designation and the intended use or development of the site. Side Yard shall not be required, except that minimum side yards of fifty feet shall be required wherever a lot or parcel in the MP zone abuts a lot or parcel in any R zone. In the event a side yard abuts a street, such side yard shall meet all of the minimum requirements for a front yard and may be used in accordance with the front yard provisions pertaining to permitted uses;~~
- ~~Rear Yard shall not be required, except that a minimum rear yard of fifty feet shall be required wherever a lot or parcel in the MP zone abuts a lot or parcel in any R zone. In the event a rear yard abuts a street, such rear yard shall meet all of the minimum requirements for a front yard and may be used in accordance with the front yard provisions pertaining to permitted uses, with the exception of all lots adjacent to Sycamore Canyon Park which shall have a 20-foot landscaped building setback.~~

(Resolution No. 20347, 2003)

3.3 PARKING STANDARDS

Parking Standards are necessary to assure public safety and convenience, prevent congestion and increase site efficiency.

The following requirements for off-street parking and loading facilities apply to all development within the Plan.

The basic design requirements of all onsite parking areas shall conform to Chapter 19. ~~74580~~ of the City Code unless specifically amended by details of this Plan.

All required parking shall be provided onsite.

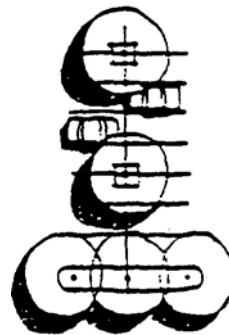
Setbacks for parking shall be 20 feet from the right-of-way.

Parking space shall be required as follows:

- Warehousing or building for storage:
 - A. One space per 1,000 sq. ft.;
- Manufacturing:
 - A. One space per 350 sq. ft.;
- Administrative/ Office:
 - A. One space per 250 sq. ft.;
- Mixed-use tenancy (storage/distribution/manufacturing with limited space devoted to exclusive office space) with less than 25% administrative/office use:
 - A. One space per 300 sq. ft.;

No required parking shall be provided within the required front setback area.

Landscaping within parking lots shall be reviewed and approved by the Design Review Board and conformance to standards of this Plan and the City Code. Such landscaping should include use of tree wells or planters at the end of parking bays.



Parking shall be screened from public view by means of landscaping, berms, and low masonry walls. However, vehicle display parking shall be exempt from this requirement in the retail portion of the Plan.

(Resolution No. 20437, 2003)

3.4 OUTDOOR STORAGE AND LOADING AREAS

All uses, except storage and unloading shall be conducted entirely within an enclosed building. Outdoor storage of material and equipment is permitted, provided the storage area is completely enclosed by walls and

the combined gross area of such area does not exceed ten (10) percent of the gross floor area of the building, no impinge upon any required parking or access ways.

No stored material may exceed the height of required walls.

All loading facilities and maneuvering areas must be on site with the use served.

Aisle width to loading docks shall be a minimum of fifty (50) feet exclusive of truck parking area.

All loading areas shall be screened from public view by landscaping or walls.

Loading facilities shall be prohibited in required front or side setback areas.

3.5 LIGHTING AND UTILITIES

Lighting shall be used to provide illumination for security and safety of parking, loading, and access areas.

All lighting shall be shielded to keep light spread within the site boundaries.

Light fixtures in parking areas shall not exceed twenty-five (25) feet in height. Security light fixtures shall no project above the fascia or roofline of the building.

Streetlight fixtures shall not exceed thirty-five (35) feet in height.

All ground-mounted utility facilities such as transformers, back- flow preventors shall be adequately screened from public view.

All electrical lines less than 12KV and telephone lines within the Plan area shall be installed underground.

3.6 SIGN STANDARDS

The Specific Plan recognizes that signs are not only a means of identifying businesses but are also an important design element. Sign provisions consistent with the Plan's objectives to ensure visually attractive, quality development is necessary.

The following standards apply to all signs within the Plan area:

All signs not expressly permitted are prohibited, including but not limited to the following:

- Roof signs;
- Flashing signs, except in time and temperature signs;
- Animated signs;
- Revolving signs;
- Vehicle signs, when used on property to identify a business;
- Portable signs;
- Off-site signs, except temporary subdivision directional signs;
- Signs on the public right-of-way, except where required by a governmental agency;
- Signs blocking doors or fire escapes;
- Light bulb strings and exposed tubing;
- Banners, flags, pennants and balloons; and Advertising structures.

Business identification wall-mounted and monument signs shall be permitted subject to the following provisions:

- Maximum number - one per street frontage, not to exceed two per lot for both wall mounted and monument signs;
- Maximum size - Ten (10) percent of the building face, not to exceed 150 square feet for wall signs and 24 square feet for monument signs;
- Maximum height - not to project above the roofline or parapet of the roof, and in no case be higher than 20 feet above finished grade for wall mount signs; and up to five feet for monument signs;

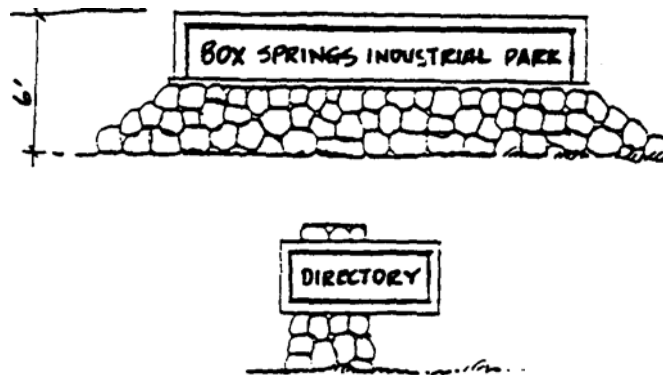
Each permitted monument sign shall be located in a planted landscaped area which is of a shape, design and size that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained on a reasonable and regular basis.

Sign copy shall include minimal information only. The use of subordinate information such as a telephone number, lists of products, pictures of products, etc. is discouraged. The name of the business shall be the dominant message on the sign.

Monument signs shall be illuminated from an external light source. Wall signs may be illuminated either internally or externally.

All signs shall be designed to be architecturally compatible with the building.

- Signing for the Park is proposed as entry monuments at the major points of ingress. A wood sign with recessed lettering atop a native rock masonry base is suggested as shown.



- A similar design for Park directory signs is also shown.

3.7 ~~DISPLAY MEDIANS~~DELETED.

~~In the Motofair project (RBO land use designation) display medians within the right of way will be permitted provided that a covenant and agreement subject to approval by the City Attorney shall be recorded prior to adoption of zoning case R-48-878 that the adjacent property owners will maintain the display nodes and hold the City harmless if any traffic accidents occur involving the display nodes.~~

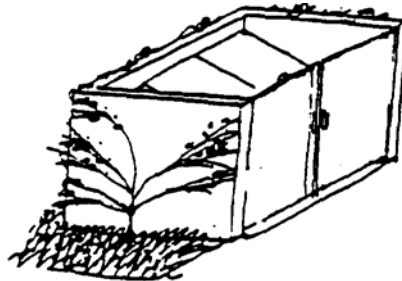
3.8 SCREENING OF MECHANICAL EQUIPMENT

To the maximum extent possible, all utility and operational equipment located on the exterior of the building shall be screened from public view through the use of walls or landscaping.

3.9 TRASH COLLECTION AREAS

Storage and trash collection areas will be permitted in rear and interior side setback areas provided that trash containers are enclosed within a masonry wall with a metal gate.

Such container enclosures shall have a concrete base and have walls with a minimum height of six (6) feet.



3.10 WALLS/FENCE STANDARDS

Walls and fences will be required as a means of screening when landscaping materials alone would prove insufficient as determined by the Design Review Board.

Solid walls and fences required as a means of screening, loading and outdoor storage areas shall be at least six (6) feet high with a maximum of twelve (12) feet and will be constructed in accordance with the design criteria of this Plan.

Walls constructed within required front setback areas shall not exceed three (3) feet in height.

Walls shall be constructed of ~~masonry or concrete~~ materials consistent with, and complementary to, building architecture.

Walls or fences are not required between separate lots unless deemed necessary for security or screening purposes. Such walls located on property lines between lots shall not exceed six (6) feet in height.

Walls separating properties within the Specific Plan and residentially zoned or used properties shall comply with the requirements of Title 19 of the Riverside Municipal Code the Zoning Code.

Chain-link fencing shall be prohibited where it is visible from the public right-of-way.

3.11 RAIL SERVICE STANDARDS

Rail service is an important asset of the industrial park. Therefore, uses which are dependent upon such rail service shall comply with the following standards:

- Easement width for a lead line single rail track= 26 feet; for a double rail track= 41 feet;
- Rail lead track and nearby street elevation shall have approximately the same elevation;
- Minimum radius of curvature for track shall be 180 feet;
- Maximum permissible gradient along spur track shall be 1 1 to 2 %;
- Dock height shall be set between 4 ! to 5 feet above top of rail of the spur track;
- Spur trackage is not permitted along any building frontage and must be confined to the rear and sides of any buildings served; and
- At-grade crossings shall be avoided. All rail crossings and any spur construction must be approved by the AT&SF Railway Co. and the PUC.