

1 ORDINANCE NO.

2 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
3 RIVERSIDE, CALIFORNIA, AMENDING VARIOUS SECTIONS IN TITLE
4 19 OF THE RIVERSIDE MUNICIPAL CODE.

5 The City Council of the City of Riverside does ordain as follows:

6 Section 1: Section 19.130.010 of the Riverside Municipal Code is hereby amended as follows:

7 **“Section 19.130.010 Purpose.**

8 The industrial zones are established to implement the Business/Office Park and Industrial land use
9 categories of the General Plan. The purpose of the industrial zones is to provide areas appropriate for
10 a wide variety of industrial, manufacturing, and support uses that have the potential to provide jobs
11 and generate tax revenue in Riverside, while protecting residential neighborhoods, schools, parks,
12 playgrounds, day care centers, nursing homes, hospitals and other public places from nuisances or
13 hazards associated with such activities. Commercial uses allowed in the industrial zones are intended
14 to serve the needs of the industrial and surrounding uses and their employees, and generally are not
15 intended to draw customers from a larger region. The purpose of each of the industrial zones is as
16 follows:

17 ...”

18 Section 2: Table 19.130.030A of Title 19 of the Riverside Municipal Code entitled “BMP,
19 I and AIR Industrial Zones Development Standards” is hereby amended as shown in Exhibit “A,”
20 attached hereto and incorporated by reference.

21 Section 3: Table 19.130.030B of Title 19 of the Riverside Municipal Code entitled “AI
22 Industrial Zones Development Standards” is hereby amended as shown in Exhibit “B,” attached hereto
23 and incorporated by reference.

24 Section 4: Section 19.130.040 of the Riverside Municipal Code is hereby amended as follows:

25 **“Section 19.130.040 Additional standards, regulations and requirements for the BMP, I, AIR**
26 **and AI Zones.**
27
28

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

4 AB. Walls. Wherever a lot or parcel in any industrial zone ~~sides on or backs onto a lot or parcel in~~
5 ~~any zone that allows residential uses~~ abuts a Residential Zone or use, or ~~to~~ abuts an alley that separates
6 ~~an industrial zone from any zone that allows residential uses~~ the industrial zone from a Residential
7 Zone or use, a minimum ~~six~~ eight-foot high solid masonry wall shall be constructed along the property
8 line or alley right-of-way line separating the industrial zone from the ~~zone that allows residential uses,~~
9 ~~or along the alley right-of-way line on the industrial side of the alley~~ Residential Zone or use. However,
10 ~~such wall shall be limited in height to three feet in any front yard or street side yard area.~~ Such wall
11 ~~shall not be required until the industrial lot or parcel is occupied by a permitted use.~~ Wall height shall
12 be measured from the finished grade of the adjacent Residential Zone or use.

- 13 1. Such wall shall be limited in height to three feet in any required front yard or street side yard
14 setback area.
- 15 2. Such wall shall not be required until the industrial lot or parcel is developed with a permitted
16 use

17 BC. Outdoor display and storage. Except for the outdoor storage and display of aircraft, outdoor
18 display and storage shall not be permitted except as specified in 19.285 (Outdoor Storage Yard),
19 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales -
20 Incidental) and 19.510 (Outdoor Storage - Incidental).

21 CD. Use of Interior Rear and Side Yards for Off-street Parking and Loading. Except for required
22 landscape areas, required interior rear yards and side yards may be used for off-street parking, off-
23 street loading, outdoor storage incidental to a permitted use, and any use permitted in the required
24 front yard area; provided such loading, parking and storage areas are acoustically shielded and
25 screened from ~~public view~~ adjacent Residential Zones or uses and the public right-of-way, to the
26 satisfaction of the Community & Economic Development Director or his/her designee.

27 DE. Lighting. Lighting for signs, structures, landscaping, parking areas, loading areas and the like,
28 shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions
of Chapter 19.556 (Outdoor Lighting).

1 ~~EF.~~ *Screening of mechanical equipment.* All roof-supported or ground-supported mechanical
2 equipment and utility equipment shall comply with the regulations set forth in Chapter 19.555
3 (Outdoor Equipment Screening).

4 ~~FG.~~ *Landscaping.* Front and side yard areas adjacent to streets and interior perimeter landscape
5 planters adjacent to Residential Zones or uses shall be suitably landscaped and continuously
6 maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). Such setbacks
7 shall not be used for off-street parking, loading, storage or accessory buildings.

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

12 ~~IH.~~ *Parking and loading requirements.* Parking areas shall be provided as set forth in Chapter
13 19.580 (Parking and Loading).

14 ~~J.~~ *Trash receptacles and enclosures.*

- 15 1. All trash storage areas shall be located so as to be convenient to the users and where
16 associated odors and noise will not adversely impact the users.
- 17 2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures)
18 regarding requirements for the screening of trash receptacles shall apply.”

19 Section 5: Section 19.130.060 of the Riverside Municipal Code is hereby amended as
20 follows:

21 **“Section 19.130.060 Other regulations applicable to Industrial Zones.**

22 In addition to the requirements contained in this chapter, regulations contained in the following titles
23 of the Riverside Municipal Code and other chapters of the Zoning Code may apply.

24 ...

~~Chapter 5.24: Dance Halls and Public Dances~~

Chapter 5.28: Poolrooms

26 ...

~~Chapter 5.65: Convalescent Transport Vehicles~~

Chapter 5.66: Ambulances

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Chapter 6.08: Regulation of ~~Food Establishments and~~ Food Facilities

Chapter 6.09: Regulation of Food Handlers

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~~Chapter 6.16: Fly Producing Conditions~~

Title 7: Noise Control

...

Chapter 9.07: ~~Charge for Police Response to Loud or Large Parties~~ Social Host of Minors
Accountability

Chapter 9.09: Public Pay Telephone Regulations

...

Chapter 9.48: ~~Disclosure of Unified~~ Hazardous Materials Programs

Title 12: Airport and Aircraft

...”

Section 6: Table 19.150.020.A of Title 19 of the Riverside Municipal Code entitled “Permitted Uses Table” is hereby amended as shown in Exhibit “C,” attached hereto and incorporated by reference.

Section 7: Section 19.285.040 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.285.040 Screening of outdoor storage.

Screening of outdoor storage shall comply with the following:

A. Storage shall be visually screened from all adjacent building sites and public streets and alleys by a solid masonry wall of a height sufficient to screen all materials stored outdoors, ~~as determined on a case-by-case basis,~~ or by a building. Such walls shall be limited in height to three feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to three feet within ten feet of the street property line. Alternative screening methods including but not limited to fences, landscaping, earthen berms or some combination thereof may be approved by the Community & Economic Development Director or his/her designee provided that the required visual screening is achieved.

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Section 8: Chapter 19.435 of Title 19 of the Riverside Municipal Code entitled “Warehousing and Distribution Facilities” is hereby added as shown in Exhibit “D,” attached hereto and incorporated by reference.

Section 9: Section 19.510.030 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.510.030 Site location, operation and development standards.

A. *Vehicles, equipment and other items customarily stored in outdoor areas.*

...

2. Any outdoor storage area described in ~~p~~Paragraph 1 above shall be paved as provided above or overlaid with a dust-free surface such as decomposed granite, oiled native soil, or a suitable substitute approved by the Public Works Department.

...

6. Where any such area adjoins or is across an alley from property in a zone that permits residential uses, a decorative masonry wall of a minimum six feet in height shall be erected and maintained so as to physically separate the storage area from the residential property. However, such wall shall be limited in height to three feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to three feet within ~~ten~~10 feet of the street property line.

...”

Section 10: Section 19.510.040 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.510.040 Screening of outdoor storage.

Screening of outdoor storage shall comply with the following:

A. ~~When permissible outdoor storage is utilized, such~~Outdoor storage shall be visually screened from all adjacent building sites and public streets and alleys by a minimum six-foot high solid decorative masonry wall, ~~of a height~~ sufficient to screen all materials stored outdoors, ~~but not less than six feet in height~~, or by a building. Such walls shall be limited in height to three feet within the required front or street side yard area, or, where no front or street side yard

1 area is required, such wall shall be limited in height to three feet within ten feet of the street
2 property line. Alternative screening methods including but not limited to fences, landscaping,
3 earthen berms or some combination thereof may be approved by the Community & Economic
4 Development Director or his/her designee provided that the required visual screening is
5 achieved.

6 ...”

7 Section 11: Section 19.550.030(D) of the Riverside Municipal Code is hereby amended as
8 follows:

9 **“Section 19.550.030(D) Height and location provisions.**

10 D. Exceptions.

11 1. Alternative decorative screening constructed of a material other than solid decorative
12 masonry may be permitted where not visible from the public right-of-way subject to the approval
13 of the Community & Economic Development Director or his/her designee.

14 12. Fences or walls around a public utility building or structure may exceed the provisions of
15 this section as needed for security or public safety, subject to approval of the Community &
16 Economic Development Director or his/her designee.

17 23. Outdoor storage yards and incidental outdoor storage shall be subject to the location and
18 design regulations of Chapter 19.285 (Outdoor Storage Yard) and Chapter 19.510 (Outdoor
19 Storage - Incidental).”

20 Section 12: Section 19.550.060 of the Riverside Municipal Code is hereby amended as
21 follows:

22 **“Section 19.550.060 New residential construction.**

23 For any new construction of a single-family residence, any wall along a street rear yard, street
24 side yard or front yard between the house and the side yard shall be constructed ~~with~~ of a decorative
25 masonry or a similar material subject to the approval of the Community & Economic Development
26 Director or his/her designee. ~~Other type fencing is not permitted in these areas.~~ This provision does
27 not apply to interior rear or interior side yard fences and walls.”

1 Section 13: Section 19.910.240 of the Riverside Municipal Code is hereby amended as
2 follows:

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

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

6 ...

7 *Warehousing and distribution facility means a building, structure or other facility primarily used for*
8 *the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of*
9 *goods and merchandise of any kind, typically which are not manufactured, processed or otherwise*
10 *produced in the same facility, for any length of time. Warehousing and distribution facilities include*
11 *but are not limited wholesale distribution, distribution centers, moving and transfer storage, cross-*
12 *dock facilities, package handling centers, order fulfilment centers, or logistics centers and facilities.*

13 ...”

14 Section 14: The City hereby finds that this ordinance is not subject to review under the
15 California Environmental Quality Act (CEQA) pursuant to CEQA Guideline section 15061,
16 subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the
17 environment).

18 ADOPTED by the City Council this _____ day of _____, 2020.

19
20 _____
Mayor of the City of Riverside

21 Attest:

22
23 _____
City Clerk of the City of Riverside

24 //

25 //

26 //

27 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
28 foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City Council

on the _____ day of _____, 2020, by the following vote, to wit:

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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 _____, 2020.

City Clerk of the City of Riverside

20-0911 KJS 10/13/20

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	<u>45 ft.</u>	<u>45 ft.</u>	<u>45 ft.</u>	See Chapter 19.149-Airport Land Use Compatibility
<u>a. Within 200 feet of a Residential Zone or use</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>	
<u>b. All other locations</u>	<u>45 ft.</u>	<u>45 ft.</u>	<u>45 ft.</u>	
<u>Building Size - Maximum</u>				<u>Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided the maximum FAR is not exceeded.</u>
<u>a. Within 200 feet of a Residential Zone or use</u>	<u>10,000 sq. ft.</u>	<u>10,000 sq. ft.</u>	<u>10,000 sq. ft.</u>	
<u>b. 200-800 feet of a Residential Zone or use</u>	<u>100,000 sq. ft.</u>	<u>100,000 sq. ft.</u>	<u>100,000 sq. ft.</u>	
<u>c. All other locations</u>	<u>Per FAR</u>	<u>Per FAR</u>	<u>Per FAR</u>	
Front Yard Setback - Minimum ^{5, 6}	—	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped. However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	—	—	
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 ⁸				
a. Interior Side-side	0 ft.	0 ft.	0 ft.	
b. <u>Adjacent to Residential Zone or use</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>Not less than 15 feet of the minimum side yard setback area directly adjacent to a Residential Zone or use shall be fully landscaped.</u>
b-c. <u>b. Adjacent to Street or Alley</u> Street side	Same as Front Yard	20 ft. ⁷	15 ft. ⁷	
Rear Yard Setback - Minimum ⁹	0 ft.	0 ft.	15 ft.	
a. <u>Rear yard</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>15 ft.</u>	
b. <u>Adjacent to Residential Zone or use</u>	<u>60 ft.</u>	<u>60 ft.</u>	<u>60 ft.</u>	<u>Not less than 15 feet of the minimum rear yard setback area directly adjacent to a Residential Zone or use shall be fully landscaped.</u>
a-c. <u>Adjacent to Streets</u>	Same as Front Yard	20 ft. ⁷	20 ft. ⁷	

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.— Sidewalks, vehicular access drives and railroad tracks that are perpendicular to the front property line shall be permitted in the front setback of the BMP, I and AIR Zones.~~
- ~~6.— Meter pits, and utility manholes extending not more than six inches above the finished grade, light fixtures and any recording instruments required by this chapter shall be permitted in the front yard of any industrial zone.~~
- ~~75. A minimum ten-foot on-site landscape planter shall be required along the street side and rear yards of the I and AIR Zones.~~
- ~~86. A minimum side-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.~~
- ~~9.— A minimum rear yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.~~

Exhibit "B"

**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 ^{3, 5}	1.50	1.50	1.50	1.50
Lot Area - Minimum ²	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.
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 ^{3, 4}	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 1	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 1	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

1. Notes: 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.

Exhibit “C”

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
:																						
Warehousing and Wholesale Distribution Centers Facilities :																						
a. Less than 400,000 <u>10,000 sq. ft. or less</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.435 – Warehousing & Wholesale Distribution Centers
b. <u>Greater than 10,000 sq. ft. and less than 100,000 sq. ft.</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
b.c. Greater than 400,000 sq. ft. <u>100,000 sq. ft. or more</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
:																						

* = 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	DCP = Day Care Permit—Large Family, Chapter 19.860	MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730	P = Permitted
PRD = Planned Residential Development Permit, Chapter 19.780	RCP = Recycling Center Permit, Chapter 19.870	SP = Site Plan Review Permit, Chapter 19.770	sq. ft. = Square Feet
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.

Exhibit “D”

Chapter 19.435 – WAREHOUSING AND DISTRIBUTION FACILITIES

19.435.010 - Purpose.

The purpose of regulating warehousing and distribution facilities is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. It is the intent of these regulations to implement the *Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities* adopted by the City Council on November 10, 2020.

19.435.020 – Applicability and permit requirement.

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

19.435.030 – Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to warehousing and distribution facilities, unless otherwise specified here.

A. Warehousing and distribution facilities 10,000 square feet or less.

1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented away from residential neighborhoods, schools parks, playgrounds, day care centers, nursing homes, hospitals or other public places to the maximum extent feasible.
2. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from view of residential neighborhoods, schools parks, playgrounds, day care centers, nursing homes, hospitals or other public places and from public rights-of-way with buildings, freestanding walls and fences, landscaping or other means to the satisfaction of the Approving Authority.

Where loading areas, docks, truck wells and outdoor storage areas are located adjacent to a Residential Zone or use, they shall be fully screened from view of the adjacent Residential Zone or use by means of a solid wall with a minimum height of eight feet as measured from the finished grade of the adjacent Residential Zone or use.

3. Operations, including loading, unloading, staging and storage of trucks and trailers, shall comply with Title 7 (Noise) of this Code.

B. Warehousing and distribution facilities larger than 10,000 square feet and less than 100,000 square feet.

1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented away from residential neighborhoods, schools parks, playgrounds, day care centers, nursing homes, hospitals or other public places to the maximum extent feasible.

2. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from view of residential neighborhoods, schools parks, playgrounds, day care centers, nursing homes, hospitals or other public places and from public rights-of-way with buildings, freestanding walls and fences, landscaping or other means to the satisfaction of the Approving Authority.

a. Where loading areas, docks, truck wells and outdoor storage areas are located adjacent to a Residential Zone or use, they shall be screened from view of the adjacent Residential Zone or use by means of a solid wall with a minimum height of eight feet as measured from the finished grade of the adjacent Residential Zone or use.

3. Within 800 feet of a Residential Zone or use, operations, including loading, unloading, staging and storage of trucks and trailers, shall be limited to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, between the hours of 8:00 A.M. and 5:00 P.M. Saturdays, and shall be prohibited on Sundays and State and Federal holidays unless a Noise Study prepared by a qualified professional can demonstrate that noise related to operations outside these hours will not exceed thresholds established in Title 7 (Noise) as measured from the Residential Zone or use.

4. Idling of trucks queued or operated on site shall not exceed 5 minutes.

5. Warehousing and distribution facilities generating more than 50 truck trips per day, as determined by the most recent Institute of Transportation Engineers (ITE) Trip Generation Rate for the specific proposed land use, shall prepare a truck route plan indicating the proposed route to be used by trucks originating from or serving the facility to access the State Highway System. Routes that use local streets or traverse areas zoned or developed with Residential uses should be avoided to the satisfaction of the Traffic Engineering Division of the Public Works Department.

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

C. Warehousing and distribution facilities 100,000 square feet and larger.

1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented away from residential neighborhoods, schools parks, playgrounds, day care centers, nursing homes, hospitals or other public places.

2. Loading areas, docks, truck wells and outdoor storage areas shall be screened from view of residential neighborhoods, schools parks, playgrounds, day care centers, nursing homes, hospitals or other public places and from public rights-of-way with buildings, freestanding walls and fences, landscaping or other means to the satisfaction of the Approving Authority.

a. Where loading areas, docks, truck wells and outdoor storage areas are located adjacent to a Residential Zone or use, they shall be screened from view of the adjacent Residential Zone or use by means of a solid wall with a minimum height of eight feet as measured from the finished grade of the adjacent Residential Zone or use.

3. Sufficient aisle space shall be provided on-site to accommodate the on-site the queuing of trucks as determined by a Traffic Impact Analysis, if required. Queuing lanes or aisles shall not obstruct regular vehicular or pedestrian circulation or emergency equipment access.
4. Operations, including loading, unloading, staging and storage of trucks and trailers, shall be limited to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, between the hours of 8:00 A.M. and 5:00 P.M. Saturdays, and shall be prohibited on Sundays and State and Federal holidays unless a Noise Study prepared by a qualified professional can demonstrate that noise related to operations outside these hours will not exceed thresholds established in Title 7 (Noise).
5. Idling of trucks queued or operated on site shall not exceed 5 minutes.
6. A truck and haul route plan shall be prepared indicating the proposed route to be used by trucks originating from or serving the facility to access the State Highway System. Routes that use local streets or traverse areas zoned or developed with Residential uses should be avoided to the satisfaction of the Traffic Engineering Division of the Public Works Department.
7. On-site electrical hookups shall be provided at loading docks. Idling or use of auxiliary truck engine power to power climate-control equipment shall be prohibited.
8. Warehousing and distribution facilities generating 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, shall prepare a Health Risk Assessment in accordance with South Coast Air Quality Management District (SCAQMD) Guidelines.

19.435.040 – Modifications.

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