

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING  
NUMEROUS SECTIONS OF TITLE 19 THE RIVERSIDE MUNICIPAL CODE  
REGARDING ZONING.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Table 19.130.030.A of the Riverside Municipal Code entitled “BMP, I and AIR  
Industrial Zones Development Standards” is amended as shown in Exhibit “A” attached hereto and  
incorporated herein.

Section 2: Table 19.130.030.B of the Riverside Municipal Code entitled “AI Industrial Zones  
Development Standards” is deleted in its entirety.

Section 3: Section 19.130.040 of the Riverside Municipal Code is amended as follows:  
“**Section 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.

B. *Walls.* Wherever a lot or parcel in any industrial zone abuts a Residential Zone or use, or abuts an  
alley that separates the industrial zone from a Residential Zone or use, a minimum ~~eight~~ten-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.

...

G. *Landscaping.* ~~Front and side yard areas adjacent to streets and 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). Such setbacks shall not be used  
for off-street parking, loading, storage or accessory buildings.~~

1. Front and side yard areas.

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1           a. Landscaping adjacent to streets and residential zones or uses shall be suitably  
2           landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient  
3           Landscaping and Irrigation).

4           b. Such landscape areas shall not be used for off-street parking, loading, storage or  
5           accessory buildings.

6           2. Buffering between uses. In addition to any required perimeter walls, a landscape-planter  
7           strip shall be provided when an industrially zoned parcel is adjacent to a residential zone  
8           or use. The buffer shall be along the shared property line.

9           a. Dimensions: The landscape planter strip shall have a minimum width of twenty feet.

10           b. Plant Materials: The planter strip shall have a layered composition of deciduous and/or  
11           evergreen trees.

12                   i. A minimum of two rows of trees is required.

13                           1. Each row shall be placed at intervals of one for every 30 linear feet  
14                           and shall be staggered such that the distance between trees in each  
15                           row is not less than 15 feet.

16                   ii. All trees shall be mature at the time of planting.

17                   iii. The remainder of the planter strip shall be permanently stabilized by  
18                           ground cover plantings, mulch, or similar methods.

19                   iv. Alternative planting materials may be considered subject to the approval  
20                           of the approving authority.

21           ...”

22           Section 4: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses  
23           Tables” is amended as shown in Exhibit “B” attached hereto and incorporated herein.

24           Section 5: Table 19.150.020.B of the Riverside Municipal Code entitled “Incidental Uses  
25           Tables” is amended as shown in Exhibit “C” attached hereto and incorporated herein.

26           //

27           //

1           Section 6: Section 19.435.010 of the Riverside Municipal Code is amended as follows:

2   **“Section 19.435.010 Purpose.**

3   The purpose of regulating warehousing and distribution facilities is to ensure compatibility of such  
4   uses with surrounding uses and properties and to avoid any impacts associated with such uses.

5   It is the intent of ~~these regulations this chapter~~ to implement the *Good Neighbor Guidelines for Siting*  
6   *New and/or Modified Industrial Facilities* adopted by the City Council on November 10, 2020 and  
7   implement the statutory requirements of California Government Code § 65098 otherwise known as  
8   Assembly Bill 98.”

9           Section 7: Section 19.435.020 of the Riverside Municipal Code is amended as follows:

10   **“Section 19.435.020 Applicability and permit requirement.**

11   For any new or modified warehousing and distribution facility, as defined in Article X (Definitions),  
12   the provisions of California Government Code § 65098 shall apply, as required by state law. For any  
13   new or modified warehousing and distribution facility, as defined in Article X (Definitions), the  
14   provisions of this California Government Code § 65098 shall apply, as required by state law. In the  
15   event of a conflict between the provisions of this Chapter and § 65098, or if this Chapter addresses a  
16   matter not covered by § 65098, the more stringent provision shall govern.

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

20           Section 8: Section 19.435.030 of the Riverside Municipal Code is amended as follows:

21   **“Section 19.435.030     ~~Site location, operation and development standards~~Development**  
22   **standards.**

23   The standards set forth in ~~Article V, Base Zones and Related Use and Development Provisions this~~  
24   ~~chapter~~, shall apply to ~~warehousing and distribution facilities, unless otherwise specified here.~~any new  
25   or modified warehousing and distribution facility.

26    ...”

27    //

1           Section 9: Table 19.435.030.A of the Riverside Municipal Code entitled “Warehousing and  
2 Distribution Facilities Development Standards” is added as shown in Exhibit “D” attached hereto and  
3 incorporated herein.

4           Section 10: Table 19.435.030.B of the Riverside Municipal Code entitled “BMP, I and AIR  
5 Industrial Zones Floor Area Ratio Table” is added as shown in Exhibit “E” attached hereto and  
6 incorporated herein.

7           Section 11: Section 19.435.040 of the Riverside Municipal Code is amended and replaced in  
8 its entirety as follows:

9           **“Section 19.435.040 Site planning standards.”**

10          A. All warehousing and distribution facilities shall comply with the following.

11           1. The development project shall comply with the 21st Century or Tier 1 21st Century Warehouse  
12           standards as set forth in California Government Code § 65098 including but not limited to:

13                   a. Adhering to the most current building energy efficiency standards of the CA Green  
14                   Building Code.

15                   b. Complying with truck loading bay location requirements.

16                   c. Integration of truck entrance and exits and internal circulation requirements.

17           2. Any new facility shall be located on roadways that meet the following street classifications as  
18           defined by the City’s General Plan Circulation Element consistent with California Government  
19           Code § 65098:

20                   a. Arterial roads.

21                   b. Collector roads.

22                   d. Local roads that predominantly serve commercial, agricultural, or industrial uses.

23           3. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented  
24           away from sensitive receptors to the maximum extent feasible.

25           4. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from view  
26           of sensitive receptors and from public rights-of-way with buildings, freestanding walls and  
27           fences, landscaping or other means to the satisfaction of the Approving Authority. Where

1 loading areas, docks, truck wells and outdoor storage areas are located adjacent to a sensitive  
2 receptor, they shall be fully screened from view of the adjacent sensitive receptor by means of  
3 a solid wall with a minimum height of 10 feet as measured from the finished grade of the  
4 adjacent sensitive receptor.

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

7 6. Idling of trucks queued or operated on site shall not exceed five minutes.

8 7. Sufficient aisle space shall be provided on-site to accommodate the on-site queuing of trucks  
9 as determined by a Traffic Impact Analysis, if required. Queuing lanes or aisles shall not  
10 obstruct regular vehicular or pedestrian circulation or emergency equipment access.

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

14 Section 12: Section 19.435.050 of the Riverside Municipal Code entitled “Site location,  
15 operational and additional standards” is added as shown in Exhibit “F” attached hereto and  
16 incorporated herein.

17 Section 13: Section 19.435.060 of the Riverside Municipal Code entitled “Design review  
18 required” is added as follows:

19 **“Section 19.435.060 Design review required.**

20 No new building, structure or sign or exterior alteration or enlargement of an existing building,  
21 structure or sign shall be commenced for any warehousing and distribution facility until design review  
22 approval has been granted pursuant to Chapter 19.710 (Design Review).”

23 Section 14: Section 19.435.070 of the Riverside Municipal Code entitled “Warehousing,  
24 storage” is added as follows:

25 **“Section 19.435.070 Warehousing, storage.**

26 Warehousing, storage as defined by Article X (definitions) shall abide by the standards of Chapter  
27 19.130. For any warehousing, storage, the building or portion thereof must not occupy more than 15%

1 of the cumulative floor area and must not generate a maximum of 10 trips a day. Warehousing, storage  
2 may include ground level loading doors on one or more sides of the building not to exceed more than  
3 four (4) dock high loading doors total.”

4 Section 15: Section 19.435.080 of the Riverside Municipal Code entitled “Modifications” is  
5 added as follows:

6 **“Section 19.435.080 Modifications.**

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

10 Section 16: Section 19.670.020 of the Riverside Municipal Code is amended as follows:

11 **“Section 19.670.020 Notice requirements for administrative discretionary permits with no**  
12 **public hearing.**

13 *A. Minor Conditional Use Permit, Administrative Planned Residential Development Permit, and*  
14 *Variance.*

15 1. Public notice of the consideration of a proposed minor conditional use permit in all zones  
16 shall be provided by the Community & Economic Development Department Director, or his/her  
17 designee, by mailing such notice to the property owners and occupants within 300 feet of the exterior  
18 boundaries of the property under consideration;

19 ...

20 3. For mailing purposes, the last known name and address of such owners and occupants as ~~are~~  
21 shown on the latest available equalized assessment roll of the County Assessor shall be used. Such  
22 notices shall identify the property under consideration and indicate the nature of the proposed permit.

23 ...”

24 Section 17: Section 19.670.030 of the Riverside Municipal Code is amended as follows:

25 **“Section 19.670.030 Notice of hearing for discretionary actions requiring a public hearing.**

26 Notice of the hearing shall be given in all of the following ways:

27 A. Notice of the hearing shall be mailed or delivered, at least ten days prior to the hearing, to:

...

3. All owners of the subject real property on the latest County Assessor records ~~of the County Assessor~~ and occupants within 300 feet ~~of the real property~~.

..."

Section 18: Section 19.670.130 of the Riverside Municipal Code entitled "On-site notification signage for projects in the Industrial Zones" is added as follows:

**"Section 19.670.130 On-site notification signage for projects in the Industrial Zones.**

Notice of filing for new development projects within the Business Manufacturing Park (BMP) & General Industrial (I) Zone shall also be made by posting of physical signage on the site by the applicant when a Minor Conditional Use Permit or Conditional Use Permit is being considered.

1. Purpose: The on-site notification signage requirement is intended to notify neighbors of the affected project area and the community at large early in the review process, allowing the applicant and the City to consider community input throughout all stages of project review.

2. Specific Plan requirements:

a. In any specific plan district where specified industrial uses require a Minor Conditional Use Permit or Conditional Use Permit by the current industrial zoning designation, a Notice of Filing sign shall be required.

3. Sign criteria/maintenance: Posting of required on-site notification signage shall comply with the following:

a. Sign size and specifications.

i. Sign(s) shall be four feet high by eight feet wide.

ii. Sign(s) shall be attached by ground-mounted stake(s) or post(s) not less than 6 feet in height from ground surface.

iii. Signs shall not be affixed to buildings or other structures.

iv. Signs shall contain the following information:

1. City of Riverside Logo;

2. "Notice of Filing" lettering;

1                   3. Planning project case number;

2                   4. Brief project description;

3                   5. Project location including Assessor Parcel Number(s) (APNs);

4                   6. Project applicant name and contact information;

5                   7. Contact information for the City Planning Division; and

6                   8. Other information as determined to be necessary by the Community &  
7                   Economic Development Director or designee, including but not limited  
8                   to a standardized design template published by the Planning Division.

9                   b. Location and installation standards. All sign(s) shall be installed according to the  
10                  specifications determined by the Planning Division.

11                  i. Signs shall be posted on each public street frontage.

12                  ii. A minimum of one sign shall be posted for every 300 lineal feet of public street  
13                  frontage.

14                  iii. Corner Lots.

15                   1. Where two street frontages intersect, one sign posted at the corner facing  
16                   the intersection shall satisfy the posting requirement for the first 300  
17                   lineal feet of frontage for both streets facing the interchange.

18                  iv. Signs shall be located no more than three feet behind the property line closest  
19                  to, parallel to, and clearly visible from the street.

20                  v. Signs shall not be located within the public right of way.

21                  vi. Additional signs may be required as determined by the Planning Division.

22                  c. Timing.

23                   i. All notification sign(s) shall be installed within 60 days of application  
24                   submittal.

25                   ii. Signs shall remain in place throughout the entire project review period and shall  
26                   not be removed prior to the expiration of the appeal period of the final action  
27                   taken on the project.



1                    iii. Signs shall be removed no later than 14 days following the expiration of the  
2                    final appeal period or withdrawal of the application.

3                    d. Sign removal and maintenance.

4                    i. All sign(s) must be kept adequately maintained in a legible state and remain in  
5                    place until the final decision on the application has been made or the application  
6                    is withdrawn.

7                    ii. Changes to the nature of the project or the requested entitlements shall  
8                    necessitate updates to the posted notification signage to the satisfaction of the  
9                    Planning Division.

10                  iii. Failure to remove the sign within the prescribed time period will result in the  
11                  withholding of any post-entitlement permits.

12                  4. The project application shall not be deemed complete until the required notification signage is  
13                  installed.

14                  5. A Notification Signage Exhibit may be required to identify the proposed location of signage  
15                  and verify compliance with these requirements.”

16                  Section 19: Section 19.910.130 of the Riverside Municipal Code is amended as follows:

17                  **“Section 19.910.130 “L” Definitions.**

18                  *Laboratory* means a building or portion of a building that contains facilities for testing and analysis of  
19                  a product, person, animal or portion thereof.

20                  ...

21                  *Logo* means a graphical symbol that represents a concept, idea, or identifier.

22                  *Logistics use.* See “Warehousing and distribution facility.”

23                  ...”

24                  Section 20: Section 19.910.200 of the Riverside Municipal Code is amended as follows:

25                  **“Section 19.910.200 “S” Definitions.**

26                  *Saloon.* See "bar."

27                  ...

1 *Senior housing* means a housing facility or development the occupancy of which is limited to persons  
2 55 years of age or older pursuant to Section 51.3 of the California Civil Code.

3 *Sensitive receptor* means a residential zone or use; K-12 public, private and charter school; designated  
4 *parks and open space; adult and child day care facilities; assisted living facilities, nursing homes,*  
5 *hospices and hospitals. Sensitive receptor shall be consistent with California Government Code §*  
6 *65098.*

7 ...”

8 Section 21: Section 19.910.240 of the Riverside Municipal Code is amended as follows:  
9 **“Section 19.910.240 “W” Definitions.**

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

12 ...

13 *Warehouse* means a building or portion thereof used for the storage, receiving, shipping, or  
14 wholesaling of goods and merchandise, and any incidental or accessory activities. A warehouse is not  
15 "commercial storage" as defined in this title.

16 *Warehousing storage Incidental* means a building or portion thereof which is incidental to a  
17 *principally permitted industrial use for the storage of goods and merchandise. For example, a*  
18 *manufacturing, research laboratory, or other type of commercial or industrial use which stores and*  
19 *distributes the goods or components that are produced or contained on-site.*

20 *Warehousing and distribution facility* means a building, structure or other facility primarily used for  
21 *the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of*  
22 *goods and merchandise of any kind, typically which are not manufactured, processed or otherwise*  
23 *produced in the same facility, for any length of time. A warehousing and logistics facility shall have*  
24 *the same meaning as a “logistics use” as defined by California Government Code § 65098.*

25 *Warehousing and distribution facilities* include but are not limited wholesale distribution, distribution  
26 *centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfilment*  
27 *centers, or logistics centers and facilities.*

1 ...”

2 Section 22: The City Clerk shall certify to the adoption of this Ordinance and cause publication  
3 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City  
4 of Riverside. This Ordinance shall become effective on the 30th day after the date of its adoption.

5 ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

6  
7 \_\_\_\_\_  
8 PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

9 Attest:

10  
11 \_\_\_\_\_  
12 DONESIA GAUSE  
City Clerk of the City of Riverside

13 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
14 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the \_\_\_\_  
15 day of \_\_\_\_\_, 2025, and that thereafter the said ordinance was duly and regularly adopted  
16 at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote,  
17 to wit:

18 Ayes:

19 Noes:

20 Absent:

21 Abstain:

22 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
23 City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2025.

24  
25 \_\_\_\_\_  
26 DONESIA GAUSE  
City Clerk of the City of Riverside

27 312608 ALB 11/05/25

## 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 <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 <sup>8</sup>	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</sup>	—	20 ft.	15 ft.	In the BMP Zone, 20-feet 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 Residential Zone or use <sup>6, 7</sup>	60	60	60	<del>Not less than 15</del> At least 20 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.	15 ft.	Minimum 10 feet fully landscaped.
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.	<del>Not At least less than 15</del> 20 feet of the minimum rear yard setback area directly adjacent to a <del>Residential Zone or usesensitive receptor</del> shall be fully landscaped.
c. Adjacent to Streets	Same as Front Yard	20 ft.	20 ft.	Minimum 10 feet fully landscaped.

**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. Height may be increased subject to a Conditional Use Permit (CUP).

**EXHIBIT "B"**

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										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)			Location of Required Standards in the Municipal Code
	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									
Vehicle Sales, Rental and Leasing - New and Used (With Outdoor Display)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	MC <sup>6</sup>	X	X	X	X	X	X									
Vehicle Wash Facilities	X		X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X									
Vehicle Wholesale Business: Indoor (less than 5,000 sq. ft.)	X		X	X	X	X	X	X	X	X		X	X	X	P	P	X	X	X	X										
Outdoor & Indoor (In excess of 5,000 sq. ft.)	X		X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X									
Veterinary Services: Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	MC	C	C	X	X	X	MC									
Incidental to a Pet Shop	X		X	X	X	X	X	X	P	P	P	X	MC	MC	X	X	X	X	X	X	P									
Warehousing & Distribution Facilities:																														
a. 10,000 sq. ft. or less	X		X	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X									
b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC/C	MC/C	MC/C	MC/C	X	X	X									
c. <u>Greater than 100,000 sq. ft. and less than 400,000 sq. ft. or more</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X									
<u>d. 400,000 sq. ft. or greater</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X									
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C <sup>1</sup>	P/C <sup>5</sup>	P/C <sup>5</sup>	P/C <sup>5</sup>	P/C <sup>5</sup>	P/C	P/C	P/C	P/C	P/C <sup>5</sup>	P/C <sup>5</sup>	P/C <sup>5</sup>	P/C	P/C	P/C	P/C	P/C	P/C	P/C									
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EXHIBIT "B"

- \* = 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  
PRD = Planned Residential Development Permit, Chapter 19.780

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730    P = Permitted

SP = Site Plan Review Permit, Chapter 19.770

sq. ft. = Square Feet

RCP = Recycling Center Permit, Chapter 19.870

X = Prohibited

<sup>1</sup> Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

<sup>2</sup> Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zones see 19.100.060 D.

<sup>3</sup> Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

<sup>4</sup> 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.

<sup>5</sup> Permitted or conditionally permitted on sites that do not include a residential use.

<sup>6</sup> For Clean Energy Uses and associated Outdoor Storage (Chapter 19.510) and/or Indoor Vehicle Repair (Chapter 19.420), permitted with a Minor Conditional Use Permit.

<sup>7</sup> Allowed for Two-Unit Developments pursuant to Chapter 19.443.





EXHIBIT "C"

**19.150.020.B Incidental Uses Table**

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

[illegible]

**EXHIBIT "C"**

[illegible]

(Ord. No. 7701, §§ 12[Exh. A], 13[Exh. B], 2025; Ord. 7660, § 1[Exh. A], 2024; Ord. 7652 § 4[Exh. C], 2023; Ord. 7630 § 5[Exh. B], 2022; Ord. 7528 § 1[Exh. A], 2020; Ord. 7520 § 1[Exh. A], 2020; Ord. 7505 § 1[Exh. A], 2020; Ord. 7457 § 1[Exh. A], 2019; Ord. 7431 § 3[Exh. A], 2018; Ord. 7408 § 1, 2018; Ord. 7391 § 11, 2016; Ord. 7316 § 4, 2016; Ord. 7273 § 1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 § 5§ 2, 3, 4, 2011; 7064 § 9, 2010; Ord. 6966 § 1, 2007)

<sup>1</sup> Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

<sup>2</sup> See exemptions noted in 19.450 - Alcohol Sales

<sup>3</sup> Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

<sup>3</sup> Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

<sup>4</sup> Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

<sup>5</sup> Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping.

\* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

\* = For CRC, MU-J and MU-V Zones a Site Plan Review (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 PA-5 and RC Zones, refer to Sections 19.100.030.A (PA-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.

19.100.030.B shall apply.

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760	MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730
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RCP = Recvclin

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

sq. ft. = Square Feet

RRP = Room Rental Permit

PRD = Planned Residential Development Permit, Chapter 19.780

**EXHIBIT "C"**

## **EXHIBIT “D”**

**Table 19.435.030.A**

### **Warehousing and Distribution Facilities Development Standards**

<b><u>Development Standards</u></b>	<b><u>BMP</u></b>	<b><u>I</u></b>	<b><u>AIR</u></b>	<b><u>Notes, Exceptions &amp; Special Provisions</u></b>
<u>Lot Area - Minimum</u>	<u>40,000 sq. ft.<sup>2</sup></u>	<u>10,000 sq. ft.</u>	<u>8,000 sq. ft.</u>	
<u>Lot Width - Minimum</u>	<u>140 ft.</u>	<u>60 ft.</u>	<u>60 ft.</u>	
<u>Lot Depth - Minimum</u>	<u>100 ft.</u>	<u>100 ft.</u>	<u>100 ft.</u>	
<u>Building Height - Maximum<sup>3</sup></u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>See Chapter 19.149-Airport Land Use Compatibility</u>
<u>a. Within 200 feet of a sensitive receptor<sup>6, 7, 8</sup></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>=</u>	<u>=</u>	<u>=</u>	<u>Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided buildings meet the FAR established in Table 19.435.030.B.</u>
<u>a. Within 200 feet of a sensitive receptor<sup>6, 7</sup></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 sensitive receptor<sup>6, 7</sup></u>	<u>100,000 sq. ft.</u>	<u>100,000 sq. ft.</u>	<u>100,000 sq. ft.</u>	
<u>c. 800-1,500 feet of a sensitive receptor</u>	<u>400,000 sq. ft.</u>	<u>400,000 sq. ft.</u>	<u>400,000 sq. ft.</u>	
<u>d. 1,500 feet or more<sup>6, 7</sup></u>	<u>Per FAR</u>	<u>Per FAR</u>	<u>Per FAR</u>	
<u>Front Yard Setback - Minimum<sup>5</sup></u>	<u>=</u>	<u>20 ft.</u>	<u>15 ft.</u>	<u>In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped.</u>
<u>a. Buildings over 30 ft. in height or on an arterial street</u>	<u>50 or 40 ft.<sup>4</sup> (See Notes)</u>	<u>=</u>	<u>=</u>	<u>However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.</u>
<u>b. Buildings 30 ft. or less in height and not on an arterial street</u>	<u>20 ft. (See Notes)</u>	<u>=</u>	<u>=</u>	<u>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.</u>
<u>Side Yard setbacks - Minimum</u>	<u>=</u>	<u>=</u>	<u>=</u>	
<u>a. Interior Side</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	
<u>b. Adjacent to a sensitive receptor<sup>6, 7</sup></u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>At least 20 feet of the minimum side yard setback area directly adjacent to a sensitive receptor shall be fully landscaped.</u>
<u>c. Street side</u>	<u>Same as Front Yard</u>	<u>20 ft.</u>	<u>15 ft.</u>	<u>Minimum 10 feet fully landscaped.</u>

<u>Rear Yard Setback - Minimum</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>a. Rear yard</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>15 ft.</u>	
<u>b. Adjacent to a sensitive receptor</u> <sup>6, 7</sup>	<u>60 ft.</u>	<u>60 ft.</u>	<u>60 ft.</u>	<u>At least 20 feet of the minimum rear yard setback area directly adjacent to a sensitive receptor or use shall be fully landscaped.</u>
<u>c. Adjacent to Streets</u>	<u>Same as Front Yard</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>Minimum 10 feet fully landscaped.</u>

## **EXHIBIT “E”**

**Table 19.435.030.B**  
**BMP, I and AIR Industrial Zones Floor Area Ratio Table**

<b><u>Distance from Sensitive Receptor</u></b>	<b><u>Lot Size</u></b>								
	<b><u>&lt; 2 acres</u></b>			<b><u>2-4 Acres</u></b>			<b><u>&gt; 4 Acres</u></b>		
	<b><u>BMP</u></b>	<b><u>I</u></b>	<b><u>AIR</u></b>	<b><u>BMP</u></b>	<b><u>I</u></b>	<b><u>AIR</u></b>	<b><u>BMP</u></b>	<b><u>I</u></b>	<b><u>AIR</u></b>
<b><u>&lt; 200 feet</u></b>	<b><u>.50</u></b>	<b><u>.50</u></b>	<b><u>.60</u></b>	<b><u>.35</u></b>	<b><u>.35</u></b>	<b><u>.60</u></b>	<b><u>.25</u></b>	<b><u>.25</u></b>	<b><u>.60</u></b>
<b><u>&lt; 800 feet</u></b>	<b><u>.75</u></b>	<b><u>.60</u></b>	<b><u>.60</u></b>	<b><u>.50</u></b>	<b><u>.50</u></b>	<b><u>.60</u></b>	<b><u>.35</u></b>	<b><u>.35</u></b>	<b><u>.60</u></b>
<b><u>&lt; 1,500 feet</u></b>	<b><u>1.5</u></b>	<b><u>.60</u></b>	<b><u>.60</u></b>	<b><u>1.0</u></b>	<b><u>.60</u></b>	<b><u>.60</u></b>	<b><u>.75</u></b>	<b><u>.60</u></b>	<b><u>.60</u></b>
<b><u>&gt; 1,500 feet</u></b>	<b><u>1.5</u></b>	<b><u>.60</u></b>	<b><u>.60</u></b>	<b><u>1.5</u></b>	<b><u>.60</u></b>	<b><u>.60</u></b>	<b><u>1.5</u></b>	<b><u>.60</u></b>	<b><u>.60</u></b>

**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 identified as sensitive receptor.
6. Except where the site is separated from such sensitive receptor by a freeway.
7. Measured from the sensitive receptor property line to the [front most wall of the nearest warehouse 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 as defined by Article X - Chapter 19.910 - Definitions.

## **EXHIBIT “F”**

### **Section 19.435.050 Site location, operational and additional standards.**

- A. *Health Risk Assessment.* A Health Risk Assessment (HRA) shall be prepared in accordance with the South Coast Air Quality Management District (SCAQMD) Guidelines when the following apply:
1. The new development or substantial enlargement of a warehousing and distribution facility is within 1,000 feet of a sensitive receptor.
  2. The new development or substantial enlargement of a warehousing and distribution facility generates 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.
- B. *Specific Plan 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 19.435.030.A and Table 19.435.030.B shall prevail unless the specific plan district standards are more restrictive.
- C. *Walls.* Wherever a lot or parcel in any industrial zone abuts a sensitive receptor or abuts an alley that separates the industrial zone from a sensitive receptor, a minimum ten-foot-high solid masonry wall shall be constructed along the property line or alley right-of-way line separating the project site from the sensitive receptor. Wall height shall be measured from the finished grade of the adjacent sensitive receptor.
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 industrially zoned lot or parcel is developed with a permitted use.
- D. *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).
- E. *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.
- F. *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).

G. 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).

H. Landscaping.

1. Front and side yard areas.

a. Landscaping adjacent to streets and sensitive receptors shall be suitably landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

b. Such landscape areas shall not be used for off-street parking, loading, storage or accessory buildings.

2. Buffering between uses.

a. Any new or modified warehousing and distribution facility shall provide a landscaped buffer whenever a project site is within 900 feet of a sensitive receptor per California Government Code § Section 65098.

I. Performance standards. All warehousing and distribution facilities shall comply with the performance standards set forth in Chapter 19.590 (Performance Standards) for industrial uses.

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

K. 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.

L. Truck Routing Plan. Prior to the issuance of a certificate of occupancy, the development operator shall establish and submit for approval to the Approving Authority, a truck routing plan to and from the state highway system based on the latest truck route map of the City as determined by the City's General Plan Circulation Element.

M. Project Notification Requirements.

a. The notification radius for any new warehousing and distribution facility shall be extended to 1,000 feet.

b. All other project notification requirements shall abide by the standards set forth in Chapter 19.670 – Public Hearings and Notice Requirements.

N. Replacement Housing. Replacement housing and rental assistance shall be required per California Government Code § Section 65098.6.