

Chapter 19.435 WAREHOUSING AND DISTRIBUTION FACILITIES

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~~ sensitive receptors 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~~ sensitive receptors 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~~ sensitive receptor, they shall be fully screened from view of the adjacent ~~Residential Zone or use~~ sensitive receptor 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~~ sensitive receptor.

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~~ sensitive receptors the maximum extent feasible.
2. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from view of sensitive receptors ~~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 sensitive receptor ~~Residential Zone or use~~, they shall be screened from view of the adjacent sensitive receptor ~~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 sensitive receptors~~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.
4. Idling of trucks queued or operated on site shall not exceed five minutes.
5. 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 sensitive receptors~~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 sensitive receptors~~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 sensitive receptor~~Residential Zone or use~~, they shall be screened from view of the adjacent sensitive receptor~~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 sensitive receptor~~Residential Zone or use~~.

3. Sufficient aisle space shall be provided on-site to accommodate the on-site 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 comply with Title 7 (Noise) of this Code.
5. Idling of trucks queued or operated on site shall not exceed five minutes.
6. 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.
7. 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.

D. All Warehousing & Distribution Facilities

1. On-site renewable requirements.

- a. All building roofs shall be constructed with light colored roofing material with a solar reflective index ("SRI") of not less than 78. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

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- b. All building roofs shall be designed to be solar-ready.
 - c. For buildings over 100,000 square feet, solar rooftop panels shall be installed prior to issuance of a business license.
 - i. The solar panels shall supply 100 percent of the power needed to operate all non-refrigerated portions of the facility including the parking areas.

2. Operation and construction.

- a. Cool surface treatments shall be added to all drive aisles and parking areas. Such areas shall be constructed with a solar-reflective cool pavement such as concrete.
- b. The following environmentally responsible practices shall be required during construction:
 - i. The applicant shall commit to using CARB Tier 4 or greater off-road equipment, where available at the time of construction.
 - ii. Use of electric-powered hand tools, forklifts, and pressure washers.
 - iii. Designation of an area in any construction site where electric-powered construction vehicles and equipment can charge.
 - iv. Diesel-powered generators shall be prohibited except in case of emergency or to establish temporary power during construction.

(Ord. 7541 , § 8(Exh. D), 2020)