

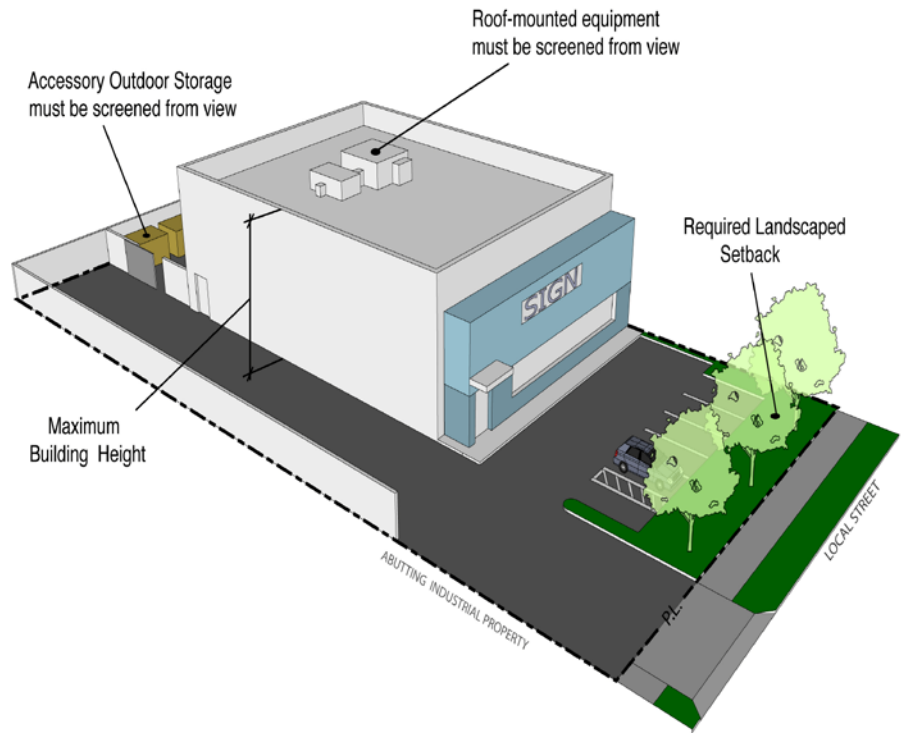


"I" Zone (Industrial) Land Use & Development Standards

Planning Services Division

COMMON LAND USES IN THE "I" ZONE

P= Permitted by Right C=Conditional Use Permit Required N=Prohibited		
PRIMARY USES		
Automotive–Car Sales & Rental	C	Subject to 18.38.200
Automotive–Parts Sales	C	
Automotive–Repair & Modification	C	
Community & Religious Assembly	C	
Educational Institutions–Business	C	
Industry–Limited	P	
Industry–General	C	
Offices–Development	P	
Offices–General	C	Permitted if accessory to an industrial or other primary permitted use
Outdoor Storage Yards	C	Subject to 18.38.200
Recreation–Commercial Indoor	C	
Research & Development	P	
Restaurants–General	C	Fast food & take-out permitted when part of an industrial complex of 5 or more units.
Warehousing & Storage–Enclosed	P	
Wholesaling	P	



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ACCESSORY USES		
Mechanical & Utility Equipment–Ground Mounted	P	Subject to 18.38.160
Mechanical & Utility Equipment–Roof Mounted	P	Subject to 18.38.170
Warehousing & Storage–Outdoors	P	Subject to 18.38.200

SETBACKS

These setbacks apply in addition to the setback and yard requirements of Chapter 18.10.060 (Building Setbacks).

PART I - STREET SETBACK

Along any arterial highway: a setback of not less than fifteen (15) feet that shall be fully landscaped.

Along collector streets: a setback of not less than fifteen (15) feet that shall be fully landscaped.

Along local streets: a setback of not less than five (5) feet that shall be fully landscaped.

Along a freeway, frontage road, freeway on/off ramps: a setback of not less than thirty (30) feet that shall be fully landscaped.

PART II - INTERIOR SETBACK

Along an interior non-residential property lines: 0 feet

MAXIMUM STRUCTURAL HEIGHT

The maximum height of any building or structure shall be one hundred (100) feet, except as may be permitted by conditional use permit or as provided below:

- Within 200 feet of any residential zone boundary the height shall not exceed one-half (1/2) of the distance from the building or structure to the zone boundaries.
- The height of any building or structure within 40 feet of any RS zone boundary may equal, but not exceed 20 feet

MAXIMUM FLOOR AREA RATIO

.50 FAR (Floor Area Ratio). Calculated by dividing the total floor area of all building floors by the total site area.

PARKING AND LOADING

Parking and loading requirements for industrial zones are set forth in Chapter 18.42. [Click here](#) to reference the Parking Quick Guide

SIGNS

Sign requirements for industrial zones are set forth in Chapter 18.44. [Click here](#) for the Quick Reference Monument Sign handout and [click here](#) for the Quick Reference Wall Sign handout.

LANDSCAPING

Landscaping shall be permitted and/or required in industrial zones, subject to Chapter 18.46

FENCES, WALLS AND HEDGES

Fences, walls, hedges and berms shall be permitted and/or required in industrial zones, subject to Section 18.46.110.

REFUSE STORAGE AND RECYCLING FACILITIES

Refuse storage shall be provided on that property that conforms to the document "Minimum Acceptable Trash Collection Areas" ([click here](#)), on file with the Public Works Department. The storage shall be designed, located and/or screened so as not to be readily identifiable or visible from adjacent streets, adjacent residential uses and zones, or other public rights-of-way.