

CHAPTER 19.44

INDUSTRIAL ZONES

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19.44.010 PURPOSE

Three industrial Zoning Districts are provided. Their purposes are as follows:

- BP Business Park.** This zone is provided for uses generally served by arterial roadways and freeways. They include business/professional offices, storage, light manufacturing, warehousing/distribution, wholesaling, large-scale warehouse, retail, auto dealerships, service commercial activities, and public uses. This Zone correlates with the ‘Business Park’ General Plan Land Use designation.
- LI Light Industrial.** This zone is to provide for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous products/materials, and retail related to manufacturing. This zone correlates with the ‘Light Industrial’ General Plan Land Use designation.
- GI General Industrial.** This zone is to provide for the development of general industrial uses which may support a wide range of manufacturing and non-manufacturing uses, from warehousing and distribution facilities to industrial activities. This Zone correlates with the ‘General Industrial’ General Plan Land Use designation.

19.44.020 LAND USES AND PERMIT REQUIREMENTS

The Industrial land uses allowed in each zoning district are identified in the following table as being P (Permitted), CUP (allowed subject to prior approval of a Conditional Use Permit), A (Accessory to a Permitted or Conditional uses), or PRO (Prohibited). When a use is not listed specifically as either a permitted use or conditionally permitted use under a particular Zoning district or category it is generally not permitted. However, the Director of Planning and Community Development has the authority to determine if the use is substantially similar to other uses in the particular zone to justify a finding that it should be deemed either a permitted use or conditionally permitted use.

P

Permitted Uses are allowed subject to compliance with all applicable provisions of the Zoning Ordinance, and to obtaining any other permit required by the Municipal Code, including a Business License.

A

Accessory Uses are allowed subject to compatibility with permitted and conditionally permitted uses. Such uses are defined as being clearly subordinate to the principal use of the building or lot, and serve a purpose customarily associated with the principal use.

CUP

Conditional Use Permit is required; please refer to Chapter 19.61 of the Perris Zoning Ordinance.

PRO

Prohibited Uses are not allowed in this district.

ALLOWED LAND USES IN INDUSTRIAL ZONE DISTRICTS				
Land Use	BP	LI	GI	See Section
Adult entertainment	PRO	PRO	P	Chapter 5.50
Animal or poultry slaughter	PRO	PRO	CUP	Chapter 8.08
Business support services	P	P	CUP	Chapter 19.08
Cabinet and woodworking shops	PRO	P	P	
Carpet and furniture sales	P	CUP	PRO	
Carwash	P	P	P	
Chemical Use	PRO	CUP	P	
Churches	CUP	CUP	CUP	
Child care center / nursery school, private	CUP	CUP	PRO	Chapter 19.83
Child care for employee children only	A	A	A	Chapter 19.83
Clinics including dental, medical, and optical	P	P	CUP	
Distributors and showrooms	P	P	P	
Equipment rental, storage, and sales	PRO	P	P	
Explosive devices, manufacture or storage	PRO	PRO	CUP	
Food products, manufacturing	CUP	P	P	Chapter 19.08
Fueling stations and services	CUP	CUP	CUP	
Hospitals and urgent care centers	CUP	CUP	CUP	
Indoor commercial recreation	CUP	CUP	CUP	
Kennels, veterinarians, and animal services	CUP	CUP	P	Chapter 8.08
Laundry, dry cleaning and cleaning plants	PRO	P	P	
Machine shops	CUP	P	P	
Manufacturing, light	CUP	P	P	Chapter 19.08

ALLOWED LAND USES IN INDUSTRIAL ZONE DISTRICTS (CONTINUED)				
Land Use	BP	LI	GI	See Section
Manufacturing, heavy	PRO	CUP	P	Chapter 19.08
Mini-storage/wholesale storage	CUP	P	P	
Monopoles or similar wireless towers or facilities 70 feet or less in height	P	P	P	Chapter 19.85
Monopoles or other similar wireless towers or facilities more than 70 feet in height	CUP	CUP	CUP	Chapter 19.85
Offices	P	P	A	Chapter 19.08
Outdoor dismantling and salvage yards	PRO	PRO	CUP	
Outdoor storage and activities	PRO	CUP	CUP	Chapter 19.08
Pest Control	PRO	P	P	
Pharmaceutical, manufacturing and supply	P	P	P	
Photography studios and laboratories	P	P	CUP	
Recycling facilities	PRO	CUP	P	
Research and development	P	P	A	Chapter 19.08
Residential uses, caretaker quarters	CUP	A	A	
Residential uses, general	PRO	PRO	PRO	
Restaurants	P	P	P	
Restaurants serving alcoholic beverages	CUP	CUP	CUP	Chapter 19.65
Restaurants with drive-through services	CUP	CUP	CUP	19.69.030.B.5
Restaurants with entertainment	CUP	CUP	CUP	
Retail sales	P	A	A	
Retail, liquor stores	PRO	PRO	PRO	Chapter 19.65
Schools, technical and trade	CUP	CUP	PRO	
Storage, less than 10% of the site or floor area	A	A	A	
Studios for art, exercise, and dance	P	CUP	PRO	
Transportation, trucking yards, stations, and terminals	PRO	CUP	P	
Upholstering shops	CUP	P	P	
Vehicle, auctions	CUP	CUP	CUP	
Vehicle, major body repair and painting	PRO	CUP	P	
Vehicle, minor repairs and services	CUP	P	P	
Vehicle, sales and automobile dealerships	P	CUP	PRO	
Vehicle, storage and towing yards	PRO	CUP	P	
Warehouse	CUP	P	P	Chapter 19.08
Warehouse/distribution center	CUP	P	P	Chapter 19.08, 19.44.090.A
Warehouse Retail	P	CUP	PRO	
Wholesale	CUP	P	P	

19.44.030 DEVELOPMENT CRITERIA				
Development Standard	BP Zone	LI Zone	GI Zone	Notes
Minimum Lot Size	20,000 sq ft	15,000 sq. ft.	15,000 sq. ft.	
Minimum Lot Frontage	100 feet	75 feet	75 feet	45' on cul-de-sacs and street knuckles
Minimum Lot Width	100 feet	75 feet	75 feet	
Minimum Lot Depth	150 feet	100 feet	100 feet	90' on cul-de-sacs and street knuckles
Maximum Structure Size	0.75 Floor Area Ratio (FAR)	0.75 Floor Area Ratio (FAR)	0.75 Floor Area Ratio (FAR)	FAR is the ratio of floor area ÷ by lot area
Accessory Structures	No maximum size	No maximum size	No maximum size	
Maximum Lot Coverage by Structure	50% of lot	50% of lot	50% of lot	
Maximum Structure Height	50 feet	50 feet	50 feet	See Note 1 below
Front Yard Structures 20 feet or less on the public right-of-way shall be setback as follows: <ul style="list-style-type: none"> • Local/Collector Streets • Arterials • Expressway and Freeway 	5 feet 10 feet 15 feet	10 feet 15 feet 20 feet	10 feet 15 feet 20 feet	Front yards for structures > 20 feet in height shall be increased by 5 feet for each 10 feet of structure height (or portion thereof)
Side Yard <ul style="list-style-type: none"> • Adjoining non-residential • Adjoining residential • If loading/unloading are provided 	None 10 feet 25 feet	None 20 feet 30 feet	None 20 feet 30 feet	
Street Side Yard	See front yard requirement	See front yard requirement	See front yard requirement	See front yard requirement
Minimum Rear Yard <ul style="list-style-type: none"> • Adjoining non-residential • Adjoining residential • If loading/unloading are provided 	None 10 feet 25 feet	None 20 feet 30 feet	None 20 feet 30 feet	
Minimum Structure Separation	None	None	None	As required by Uniform UBC

Notes:

1. Structure heights may be increased to a maximum of 100 feet above grade, provided that the front and street side yards are increased at least one (1) foot for every one (1) foot of height increase beyond the standard set forth in Section 19.44.030; and, provided that side and rear yard setbacks are increased by one (1) foot for every two (2) foot increase beyond the standard set forth in Section 19.44.030.

19.44.040 PARKING AND LOADING STANDARDS

No building shall be occupied and no final inspection shall be given, unless off-street parking facilities are provided in accordance with the provisions of CHAPTER 19.69 PARKING AND LOADING STANDARDS.

19.44.050 SIGN STANDARDS

Signs shall be allowed pursuant to Chapter 19.75, SIGNS, and the following standards.

- A. Address Identification Signs. Site address numbers shall be twelve-inches high and located on the upper corner of the building wall facing each applicable public right-of-way, pursuant to Section 19.75.070A. Monument signage shall also include the street address number, located such that visibility is not impaired by mature landscaping.
- B. Sign Programs. Offices, industrial complexes, and similar facilities with multiple buildings and/or tenants shall submit a 'sign program' for the placement of on-site signs according to a compatible design that is common to all structures and uses. The sign program must be approved prior to issuance of any sign permit upon said site. The purposes of a sign program are to establish uniform sign design guidelines and sign area allocations for all uses and/or buildings on a site, and incorporate specific sign exceptions approved pursuant to Section 19.75.070. An application for a sign program shall be reviewed by the Director of Community Development, unless filed in conjunction with another permit, in which case said application shall be reviewed by the approval authority. The Director of Community Development may approve modifications to an approved sign program which are in compliance with the sign regulations of this chapter.
- C. Industrial Sign Location and Design. Signs shall be oriented to the public street from which the structure or use takes access. Building-mounted signs should always be located above principal entrances, and monument signs should be located at street intersections or vehicular/pedestrian entrances. Signs shall be incorporated into the architectural design of the building and consolidated to reduce clutter. Signs that are designed and constructed with an industrial theme or graphically represent the land use are encouraged. Painted wall signs are prohibited.

19.44.060 LANDSCAPE STANDARDS

Landscaping shall be provided pursuant to Chapter 19.70, LANDSCAPING, and the following standards.

- A. Landscaping should be used to compliment rather than conceal building architecture. The landscape design should follow a consistent theme that links various site components together.

- B. Landscaping should highlight building entries and pedestrian connections to the street and all on-site buildings and uses. Accent landscaping should also be used at street intersections, employee amenity areas, and in combination with signs.
- C. Landscaping around the base of buildings is required, except for work and loading areas that are not visible from a public street. The use of vines on walls is encouraged in industrial areas because they add texture and color to long, flat walls and reduce opportunities for graffiti.
- C. The Landscape Plan should incorporate special pavements (accent colors, textures, and patterns) to indicate building entrances and pedestrian pathways. Architectural features (trellises, screen walls, planters) and site furniture (benches, tree grates, light fixtures, mail boxes) should adhere to a consistent theme.

19.44.070 PERFORMANCE STANDARDS

- A. **Lighting.** All lighting fixtures shall be fully shielded with cut-off fixtures so that there is no glare emitted onto adjacent properties or above the lowest part of the fixture. Parking area lighting shall be provided pursuant to Section 19.02.110 A.
- B. **Noise, Vibration, and Electrical Disturbance**
 - 1. Noise generated on-site shall be controlled so as to be compatible with surrounding land uses. Any proposed use that may generate noise during evening hours (7 p.m. to 7 a.m.) must submit a detailed noise assessment and plan addressing and mitigating potential noise impacts.
 - 2. Vibrations generated on-site shall not be detectable off-site. Any proposed use that may generate vibrations detectable off-site must submit a detailed vibration assessment and plan addressing and mitigating potential impacts.
 - 3. Any proposed use that may produce electrical disturbances or interference to surrounding land uses must submit a detailed electrical interference assessment addressing and mitigating any potential impacts.
- C. **Odors, Dust and Airborne Pollutants**

Odors, dust and airborne pollution, shall be controlled so as not to impact surrounding land uses or the public right-of-way. Proposed uses may be required to submit a detailed assessment addressing and mitigating any potential effects.
- D. **Paving**

Loading areas, trash enclosures and their aprons, or other site areas used by heavy vehicles shall be designed and constructed to support such vehicles and traffic.

19.44.080 SITE AND ARCHITECTURAL DESIGN GUIDELINES

A. Purpose and Intent

As of 2005, Industrial land uses (Business Park, Light Industrial, and General Industrial) comprised 4,440 acres of land in Perris, representing approximately 24.1 percent of the total land area. Industrial land uses are generally located in North Perris along the I-215 and Perris Boulevard, and in South Perris between 'A' Street and Case Road. These areas are highly visible and strongly influence the physical character and visual image of the City. Therefore, it is the City's intent to establish guidelines for improving the site and architectural design of industrial areas throughout the City.

These guidelines may be interpreted with some flexibility in their application to specific projects as not all design criteria may be appropriate for each project. In some circumstances, a guideline may be relaxed in order to accomplish another, more important guideline. The overall objective is to ensure that the intent and spirit of the design guidelines are followed. The ultimate goal of the development review process is to attain the best possible design.

B. Site Planning

Adherence to basic site planning principals can improve the functional components of a site plan (i.e., the arrangement of employment or use areas, recreation/amenity areas, vehicular and pedestrian circulation, parking and loading, etc.). Such principals can also enhance the aesthetic elements of a plan (building mass, views, focal points, etc.), both on-site and within the context of surrounding development. Thus, the following site planning principals are set forth to guide new industrial development in the City:

1. **Transition.** Create a notable transition between projects with different uses and intensities by providing an effective visual and functional shift. Transition may be created via building setbacks, heights, and landscaping.
2. **Streetscape.** Accentuate public streets by locating buildings and their entrances at the street. Reinforce entries so they are clearly identifiable. Avoid parking lots between the street and the building, except for small amount of handicap and visitor parking. Loading areas and employee parking lots should always be located at the side and rear of buildings.
3. **Clustering.** Avoid long, monotonous building facades and create diversity by clustering buildings around courtyards, plazas, and landscaped open spaces. Establish a distinct visual link in multi-building complexes, by using architectural and site design elements to unify the project.
4. **Employee Amenity Areas.** Include cafeterias, weight rooms, locker rooms and showers in larger buildings exceeding 100,000 square feet. Site and landscape plans should reserve open space for outdoor recreation and dining.

5. Access. Locate access drives as far from street intersections as possible. If the site can take access on two or more roads, site access is encouraged on the lowest classification roadway unless such access impacts residential or similar land uses. Lower classification roadways are more consistent with the vehicle speeds in a site's parking lot and allow drivers to better and more safely transition to higher-speed roadways.
6. On-site Circulation. Provide safe and convenient circulation for cars and pedestrians throughout project sites. Reserve adequate area for stacking and maneuvering, and consider emergency vehicle access. Create paths from parking lots to building entrances that are separated from cars.
7. Parking Lots. Disperse parking into multiple smaller lots, as opposed to one large lot, such that cars are not the dominant visual element of the site. Earth berms and landscaping can be used to screen and shade vehicles.
8. Screen Walls. Screen storage areas, outdoor work areas, and mechanical equipment with walls that utilize the same building materials and architectural design of the buildings. Soften screen walls with earth berms and dense landscaping. The intent is to keep walls as low and unobtrusive as possible while performing their screening and security functions.

C. Architectural Design

The following design elements should be incorporated to improve the visual character of large industrial buildings.

1. Entrances: Building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.
2. Variation in Massing. A single, large, dominant building mass shall be avoided to the extent feasible. Specifically, horizontal masses shall not exceed a height to width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed elements.
3. Building Elevations. All architectural elevations of principal buildings over 20 feet in height shall have a clearly discernable base, body, and cap. The base shall occupy the lowest portion of the elevation, and should have a height of at least three (3) feet. The body shall occupy the middle portion of the elevation, covering about sixty percent (60%) of the average wall height. The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a dimension that does not exceed the height of the base. The cap shall consist of a cornice, parapet, awning, canopy, or eave. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

4. **Materials.** The materials used on building facades play a large part in determining the appearance of a building. As a general rule, the use of high quality natural building materials such as brick, stone, tinted/textured concrete (tilt-up) are appropriate. The following is a list of permitted materials for the building base, body, and cap. Other materials not specifically mentioned may be permitted, on a case-by-case basis.
 - a. **Building Base:** Brick, native stone, manufactured stone or decorative concrete masonry units.
 - b. **Building Body:** Acceptable materials include wood, brick, native stone, manufactured stone, concrete, glass, or applied materials such as stucco or exterior insulated finish system (E.I.F.S.). Other materials such as imitation wood siding, sheet metal, corrugated metal, or other similar metal panels, are considered inappropriate and should be avoided.
 - c. **Building Cap:** The building cap shall consist of materials introduced on the base and/or body of the building. Cornices and parapets shall be distinguishable from the building body by design and profile. Awnings, canopies, and eaves shall generally incorporate alternate color and materials.

5. **Fenestration and glazing.** Generally, fenestration shall be used for functional and programmatic requirements and shall be designed to break up the visual size of the wall's façade. Openings should be recessed 2 to 4 inches to further articulate the facade.

Building walls facing public streets should be highly transparent with windows and doors making up 25% of the façade. Reflective or highly tinted glass adds to the monotony of a façade and should be avoided. Buildings which include uses that do not lend themselves to fenestration (e.g. loading areas, warehouse and storage functions) should be designed so that these uses are located along walls that face away from public streets.

6. **Color.** The use of low reflectance, subtle, neutral, or earth tone colors as the predominant colors on the façade is encouraged. Building trim and accent areas may feature brighter colors, including primary colors. Applied paint over brick, stone, and concrete on any part of a building facade or other site elements is strongly discouraged.
7. **Roofs.** Building roofs should be designed to reduce the overall mass of a structure and harmonize with surrounding development. Parapet walls and roof systems shall be designed to conceal all roof-mounted mechanical equipment from view to adjacent properties and public rights-of-way. The use of varied roof lines is encouraged. Permitted roof styles include gable, mansard, and hip roofs. Flat roofs are permitted if sufficiently disguised through the use of parapet walls.

19.44.090 STANDARDS FOR SPECIFIC USES

This Section provides site planning and development standards for specific land uses that are allowed by Section 19.44.020 of this Chapter (Uses and Permit Requirements), but are unique in land use and/or development characteristics. The “Specific Uses” identified herein shall conform to the following provisions, in addition to other applicable provisions of this Chapter including the standards of the zone district where the use is located.

A. Warehouse/Distribution Centers.

These extremely large buildings (500,000 square feet and larger) are generally characterized by a basic, box-like building form, with multiple truck docks and roll-up doors. To improve the design and function of these uses, the following standards are required:

1. **Setbacks.** Front and street-side yards shall be increased 10 feet for each additional 10 feet (or increment thereof) of building height over 30 feet. Use employee parking, offices, landscaping, etc, to maximize separation of truck docks from sensitive receptors (schools, residences, hospitals, etc.).
2. **Façade Articulation.** Promote human scale and add visual interest by breaking down large facades into smaller, more human scale segments. Specifically, facades greater than one hundred (100) feet in length shall incorporate projections or recesses with a depth of five to ten feet. Such articulation shall cumulatively account for at least twenty (20) percent of the length of the façade. No uninterrupted length of any façade shall exceed one (100) horizontal feet.
3. **Other methods used to break down long, blank building facades include but are not limited to color changes, texture changes, or material changes.** The utilization of superficial trim, painting or other graphics as the sole method of breaking up large building facades is not acceptable. All building facades that are visible from adjoining properties and/or public streets should follow the material and color guidelines of these requirements.
4. **Truck docks shall be outfitted with power outlets that accommodate refrigerated containers.** Diesel engines shall not be allowed to idle longer than five minutes in any location.

B. Outdoor Storage

Outdoor storage of materials or equipment shall not be visible from adjacent land uses or public rights-of-way. A solid masonry wall and densely landscaped buffer (3-foot minimum) shall surround the storage area and be planted with species of varying height to screen the wall. Wall openings to the storage area shall not be visible from adjacent land uses and the public right-of-way.

1. **Outdoor storage areas up to 10% of the lot area may be approved by Minor Development Plan Review pursuant to Chapter 19.54.**

2. Outdoor storage over 10% of the lot area may be approved (where permitted by Section 19.44.020) by a Conditional Use Permit pursuant to Chapter 19.61 if it is found that the outdoor storage is completely screened and an enhancement to site and surrounding land uses.

C. Outdoor Display

Outdoor product display areas shall be surrounded by a 5-foot deep landscaped area. An attractive open metal fence (no chain-link or similar fencing is allowed) up to 5 feet maybe located on interior edge of the landscape area surrounding the outdoor display area.

1. Outdoor display of products covering less than 5% of the lot area is allowed upon approval of a Minor Development Plan Review by the Community Development Director, pursuant to Chapter 19.54.
2. Outdoor display of products over 5% of the lot area may be approved by a Conditional Use Permit, pursuant to Chapter 19.61 if it is found that the display area is an enhancement to the site and land uses.

D. Other outdoor uses or activities

Other outdoor uses or activities may be approved by a Conditional Use Permit pursuant to Chapter 19.61, and subject to approval of a detailed Outdoor Use or Activity Plan. The Outdoor Use or Activity Plan shall detail all proposed outdoor uses or activities, and hours of operation. The development plan shall provide both for the physical screening and operational controls of outdoor activities (i.e. noise, traffic, and dust mitigation) to insure adequate buffering to surrounding land uses and public rights-of-way.

E. Vehicle Storage, Tow Yards and Auto Dismantlers

A solid, decorative, masonry block wall shall be constructed around the perimeter of the use and substantially block views into the yard. This perimeter wall shall adhere to front yard setbacks for the zone that is located in and the intervening space shall be planted with landscaping of varying height mixture to screen the wall. The yard area shall be paved with concrete or asphalt paving. Suitable Best Management Practices (BMP) shall be constructed or practiced to ensure that any vehicle fluids shall not leave the site.

19.44.100 PROCESSING/ADMINISTRATIVE PROCEDURES

All development projects requiring a permit or approval from the City of Perris shall be consistent with the processing and review provisions contained in Chapters 19.54, AUTHORITY AND REVIEW PROCEDURES, and 19.56, PUBLIC HEARING PROCEDURES.