

**Chapter 9.05**

**INDUSTRIAL DISTRICTS**

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**Section 9.05.010 Purpose and Intent**

The primary purpose of the industrial districts is to provide a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley. It is the further intent of this Chapter to accomplish this through the establishment of a specific, well-defined pattern of industrial activities which is compatible with residential, commercial, institutional, and open space uses located elsewhere in the community; has good access to the regional transportation system; accommodates the personal needs of workers and business visitors; and which meets the service needs of local businesses.

In addition to the above, it is the further intent of the industrial districts:

1. To reserve appropriately located areas for industrial use and protect these areas from inharmonious uses;
2. To protect residential, commercial and nuisance-free non-hazardous industrial uses from noise, odor, dust, smoke, truck traffic and other objectional influences and from fire, explosion, radiation and other hazards potentially related to certain industrial uses;
3. To provide sufficient open space around industrial structures to protect them and surrounding areas from hazard and to minimize the impact of industrial plants on nearby residential or commercial districts; and
4. To minimize traffic congestion and to avoid the overloading of utilities by restricting the construction of buildings and structures of excessive size in relation to the size of the buildable parcel.

**Section 9.05.020    Industrial Districts**

**A.     Business Park District (BP)**

The primary purpose of the Business Park (BP) District is to provide for light industrial, research and development, office-based firms and limited supportive commercial in an attractive and pleasant working environment and a prestigious location.

**B.     Industrial District (I)**

The primary purpose of the Industrial (I) District is to provide for manufacturing, research and development, warehousing and distribution, and multi-tenant industrial uses, as well as certain supporting administrative and professional offices and commercial activities on a limited basis. This district is intended as an area for light industrial and limited service commercial uses that can meet high performance standards but that frequently do not meet site development standards appropriate to planned research and development parks.

**C.     Business Park-Mixed Use (BPX)**

It is the purpose of the Business Park-Mixed Use (BPX) District to provide regulations which implement those goals, objectives and policies of the General Plan which are aimed toward expanded accommodation for business, commercial and industrial uses beyond that permitted by the standard Business Park district. It is further the intent of this district to establish standards and compatible uses which will assist in meeting the goals of a jobs/housing balance while providing the opportunity to create mixed-use developments which will enhance the community image and create areas that provide an environment for work and shopping opportunities.

In addition to the above, the BPX district is designed to achieve the following purposes:

1.     To provide appropriately located areas for mixed use developments which will provide access to services and jobs for the surrounding community;
2.     To encourage the concentration of office, industrial, research and development facilities and retail uses for the convenience of the public and to secure a more mutually beneficial relationship to each other;
3.     To ensure that an over concentration of any one particular type of land use will not negatively affect the overall economy of the City;
4.     To minimize traffic congestion and to avoid the overloading of utilities by balancing the type of uses and the size of buildings in relation to the amount of land around them; and
5.     To promote high standards of site planning, architecture and landscape design for the mixed use developments within the City of Moreno Valley.

**Section 9.05.030 Permitted Uses For Industrial Districts**

For the Industrial District, unless otherwise expressly provided in this Title, permitted uses are limited to those described in the Permitted Uses Table 9.02.020-1 in Section 9.02.020 of this Title.

**Section 9.05.040 Industrial Site Development Standards**

**A. General Requirements**

The following table sets forth minimum property development standards for all land, buildings and structures constructed within the specified industrial districts. All sites shall conform to the dimensions set forth in this Section. A development or center may, however, be a combination of many parcels totaling at least the required site size, but its design must be integrated and unified.

In addition, projects must comply with the special requirements enumerated in Section 9.05.040 B, the performance standards included in Chapter 9.10 and any other applicable City ordinances, policies and programs.

**INDUSTRIAL SITE DEVELOPMENT MINIMUM STANDARDS  
TABLE 9.05.040-8**

<b>REQUIREMENT</b>	<b>BP</b>	<b>BPX</b>	<b>I</b>
1. Minimum site area (in acres).	1	1	5
2. Minimum site width (in feet).	200	200	600
3. Minimum site depth (in feet).	200	200	600
4. Minimum front building setback area (in feet).	20	20	20
5. Minimum interior side building setback area (in feet).	*See Note Below		
6. Minimum street side building setback area (in feet).	20	20	20
7. Minimum rear building setback area (in feet).	*See Note Below		
8. Maximum building height (in feet).	35	35	35

\* Structures shall be constructed on the property line or a minimum of 3 feet from the property line.  
*[Amended by Ordinance No. 497, effective July 11, 1996]*

**B. Special Site Development Standards**

1. When any industrial district abuts a property in any residential district, a minimum building setback equal to the building height, but not less than of 20 feet shall be required from such residential district. Further, the 10 feet of said setback nearest the district boundary line shall be landscaped.

*[Amended by Ordinance No. 497, effective July 11, 1996]*

2. Where off-street parking areas in industrial districts are visible from any street, screening in the form of a landscaped earthen berm or decorative wall 3 feet in height shall be erected between the required landscape area and the parking area.
3. In all industrial districts, required front building setback areas shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives.
4. Except as otherwise permitted, a street side building setback area in any industrial district shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking. Where off-street parking in any industrial district is located within building setback areas, a minimum landscaped area 10 feet in depth shall be provided between the property line and parking area, with an additional minimum landscaped area 10 feet in depth required between the parking area and the building.
5. Except as otherwise permitted, required rear and interior side building setback areas in any industrial district shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.
6. Parking for each use shall comply with the requirements of Chapter 9.11 and this Section.
7. The land uses planned for each development shall be specified on the approved site plans. No use shall be established unless the development where it is located has adequate parking facilities to accommodate such use and any planned uses that share parking facilities with such use.

*[Amended by Ordinance 464, effective 7/27/95]  
[8 & 9 Repealed and following Paragraphs renumbered by Ordinance 464, effective 7/27/95]*

8. In the BPX District, the retail sales of goods produced or warehoused in connection with a manufacturing, assembly or warehousing use may be conducted, provided that no more than 30% of the gross floor area of the space occupied by said use is devoted to retail sales. Any merchandise storage or display areas to which the public has access shall be considered committed to the percentage of building area used for retail sales purposes.

- [Amended by Ordinance 405, effective 8/12/93]*
9. In the BP and I Districts, the retail sales of goods produced or warehoused in connection with a manufacturing, assembly or warehouse use may be conducted, provided that no more than 15% of the gross floor area of the space occupied by said use is devoted to retail sales. Any merchandise storage or display areas to which the public has access shall be considered as committed to the percentage of building area used for retail purposes.

*[Amended by Ordinance 405, effective 8/12/93]*  
*[No. 10 Paragraph repealed by Ordinance No. 497, effective July 11, 1996]*