



Chapter 18.30

Industrial Zone Districts

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18.30.010 General purpose.

The purpose of the industrial zone districts is to achieve the following:

- A. Provide appropriate industrial areas to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembling of goods, merchandise or equipment.
- B. Provide adequate space to meet the needs of industrial development, including off-street parking and loading.
- C. Promote high standards of site planning and landscape design for industrial developments within the city.
- D. Promote a mix of industrial uses that provide the city with a sound, diverse industrial base.
- E. Ensure compatibility with adjacent land uses. [Ord. 95-7 § 2; Code 1990 § 12.5.01.]

18.30.020 Industrial zone districts.

A. Light Industrial (L-I) Zone. The light industrial (L-I) zone is intended to accommodate industrial activities such as low-intensity packing, manufacturing, assembly of nonhazardous products and materials and limited retail sales and services related to or supportive of manufacturing activities and employees. The regulations and development standards set forth within this zone are deemed necessary to provide an environment for desirable and efficient use of land and to provide proper measures to protect compatibility with other land uses.

B. Business Park (B-P) Zone. The business park (B-P) zone is intended to provide for uses such as business and professional offices, light manufacturing, storage, warehousing/distribution, wholesaling, small-scale warehouse retail, service commercial services and public uses. Retail and commercial service uses shall not exceed 25 percent of the gross floor area. [Ord. 95-7 § 2; Code 1990 § 12.5.02.]

18.30.030 Use regulations for industrial districts.

Table 18.30.030 identifies those uses and activities which may be permitted in the industrial zone districts subject to the provisions of this title and applicable general plan policies, and those uses and activities which are not permitted. Table 18.30.030 also

indicates the development procedure and the approval type by which each listed use or activity may be permitted in each of the industrial zone districts.

Table 18.30.030 – Uses Permitted Within Industrial Districts

	Use	L-I	B-P
A. Processing and Fabrication			
1.	Chemicals	D	D
2.	Clay	D	D
3.	Electrical	D	D
4.	Food products	D	D
5.	Glass	D	D
6.	Leather	D	D
7.	Lumber and wood products	D	D
8.	Machinery	D	D
9.	Metals	D	D
10.	Paper	D	D
11.	Plastics	D	D
12.	Rubber	D	D
13.	Stone	D	D
14.	Textiles	D	D
B. Storage/Wholesale Trades			
1.	Distribution center, including catalog sales distribution	D	D
2.	Equipment rental, storage and sales	D	X
3.	Lumber yard, contractor yard, nonhazardous materials storage yard and building material yard	D	X
4.	Mini-warehousing, self-storage[a]	C	C
5.	Recreational vehicle storage	D	X
6.	Transportation/trucking yards, stations, terminals	D	X
7.	Vehicle storage yards, inclusive of towing yards	D	X
8.	Warehousing/distribution	D	D
C. Services			
1.	Auto body repair and painting	C	X
2.	Automobile or truck assembly	C	X
3.	Automotive services and garages, inclusive of car washes	D	X
4.	Distributors, showrooms and administrative offices	D	D
5.	Fuel dispensing services	D	D

6.	Laboratories, inclusive of medical, chemical, dental, optical	D	D
7.	Laundry, dry cleaning and cleaning plants	D	D
8.	Printing/blueprint/photography studios and laboratories	D	D
9.	Research and development	D	D
10	Services that are more industrial in nature (e.g., pest control, carpet cleaners)	D	D
11	Incidental retailing when part of a permitted use of this section	D	D
D. Manufacturing			
1.	Asphalt and asphalt product manufacture and storage	C	X
2.	Bakery/food preparation	D	C
3.	Bottling plants	D	C
4.	Carpenter and cabinet shops	D	C
5.	Cement, lime, gypsum, plaster manufacturing or processing	C	X
6.	Concrete batch plant	C	X
7.	Electronics: electrical and related parts; electrical appliances, motors and devices; radio, television and phonograph	D	D
8.	Fertilizer processing and manufacture	C	X
9.	Furniture upholstery	D	D
10	Instruments: electronic and precision; medical and dental; timing and measuring	D	D
11	Metal casting, foundries or rolling or drawing mills	C	X
12	Packing houses	D	X
13	Paint manufacturing	C	X
14	Pharmaceuticals: cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fats or oils)	D	D
E. Public/Quasi-Public Uses			
1.	Bus, rail and taxi stations	C	C
2.	Churches and other religious institutions	X	C
3.	Educational institutions (including public or private vocational schools)	X	C
4.	Fire and police facilities	D	D
5.	Postal services	D	D
6.	Public administration buildings and civic center	D	D
7.	Public utility services offices	X	D
F. Office and Related Uses			
1.	Administrative and executive offices (incidental to the primary use)	D	D
2.	Clerical and professional offices (incidental to the primary use)	D	D

3.	Financial/mortgage services and institutions	X	D
4.	Medical, dental and related health services for humans, including laboratories, clinics, and the sale of articles clearly incidental to the services provided	X	D
5.	Prescription pharmacies, when located within a building containing the offices of medical practitioners	X	D
G. Miscellaneous			
1.	Adult entertainment[b]	X	D
2.	Animal hospital/veterinary office	C	X
3.	Brewery, microbrewery, distillery or winery	C	C
4.	Kennel/animal shelter	C	X
5.	Refuse disposal operations	C	X
6.	Tire recapping or retreading	C	X
7.	Restaurants	C	C
H. Accessory Uses			
1.	Accessory structures and uses located on the same site as a use permitted subject to development plan review	D	D
2.	Accessory structures and uses located on the same site as a conditionally permitted use	C	C
3.	Watchman’s or caretaker’s living quarters, only when incidental to and on the same site as a permitted or conditionally permitted use (where 24-hour surveillance is required)	D	D
I.	Temporary Uses (Subject to the provisions of CMC 18.15.130 and issuance of a temporary use permit (T))	T	T
J.	Other uses similar to, and no more objectionable than, the uses identified above shall be reviewed per the process required by the similar use procedures, as determined by the planning commission. The commission shall determine whether the use is subject to development plan review or conditional use permit.		
Legend:			
P – Permitted			
D – Subject to development plan review			
C – Subject to conditional use permit			
X – Prohibited			

Notes:

[a] Subject to the development standards of CMC 18.30.100.

[b] Subject to the provisions of CMC 18.30.070, Adult-oriented businesses.

[Ord. 257 § 2, 2007; Ord. 98-5 § 1; Ord. 95-7 § 2; Code 1990 § 12.5.03.]

18.30.040 Industrial development standards.

A. Table 18.30.040 provides the minimum site development standards applicable to proposed and existing development in all industrial zone districts.

1. A development of a business park may, for the purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria; provided, that the design for the entire site is integrated and unified.

2. In addition to the minimum development standards established in Table 18.30.040, developments within the industrial zone districts shall comply with the provisions of CMC 18.30.050, Performance standards, and other applicable city regulations and ordinances and the city's general plan.

Table 18.30.040 – Industrial Development Standards

Standard	L-I	B-P
1. Minimum site area (net)	20,000 sq. ft.	1 ac.
2. Street setback	[a]	[a]
3. Side street setback(s)	[b]	[b]
4. Side yard setback	[c]	[c]
5. Rear yard setback	[d]	[d]
6. Maximum floor area ratio	0.50	0.50
7. Maximum height for buildings and structures	3 stories or 50'	
s.f. = square feet		

Notes:

[a] There shall be a street setback according to the street classification as set forth within the general plan as follows:

1. Collector and Local.

a. Building Setback. Buildings and structures shall be located no closer than 15 feet of the property line adjacent to public right-of-way. All setback areas shall be landscaped.

b. Parking Setback. Parking areas shall be located no closer than 10 feet of the property line adjacent to the public right-of-way. All setback areas shall be landscaped.

c. Landscape Setback. Building and parking setback areas shall be landscaped in accordance with the provisions of Chapter 18.70 CMC, Landscape Requirements.

d. Storage Setback. All storage of materials and display areas fenced and screened, in accordance with this chapter, shall be located no closer than 15 feet of the property line adjacent to public right-of-way from which primary access for the site is obtained. A 10-foot setback may be permissible for storage, if the building for the use is fenced within the storage area.

2. Major and Secondary Arterials.

a. Building Setback. Buildings and structures shall be located no closer than 20 feet of the property line adjacent to public right-of-way. All setback areas shall be landscaped.

b. Parking Setback. Parking areas shall be located no closer than 10 feet of the property line adjacent to public right-of-way. All setback areas shall be landscaped.

c. Landscape Setback. Building and parking setback areas shall be landscaped in accordance with the provisions of Chapter 18.70 CMC, Landscape Requirements.

d. Storage Setback. All storage of materials and display areas fenced and screened, in accordance with this chapter, shall be located no closer than 20 feet of the property line adjacent to public right-of-way from

which primary access for the site is obtained. A 10-foot setback may be permissible for storage, if the building for the use is fenced within the storage area.

3. Freeway.

- a. Building Setback. Buildings and structures shall be located no closer than 20 feet of the property line adjacent to public right-of-way. All setback areas shall be landscaped.
- b. Parking Setback. Parking areas shall be located no closer than 20 feet of the property line adjacent to public right-of-way. All setback areas shall be landscaped.
- c. Landscape Setback. Building and parking setback areas shall be landscaped in accordance with the provisions of Chapter 18.70 CMC, Landscape Requirements.
- d. Storage Setback. All storage of materials and display areas fenced and screened, in accordance with this chapter, shall be located no closer than 20 feet of the property line adjacent to public right-of-way from which primary access for the site is obtained. A 10-foot setback may be permissible for storage, if the building for the use is fenced within the storage area.

[b] Setbacks for side streets shall be as follows for all street classifications:

1. Building Setback. Buildings and structures shall be located no closer than 10 feet of the property line adjacent to public right-of-way. All setback areas shall be landscaped.
2. Parking Setback. Parking areas shall be located no closer than 10 feet of the property line adjacent to the public right-of-way. All setback areas shall be landscaped.
3. Landscape Setback. Building and parking setback areas shall be landscaped in accordance with the provisions of Chapter 18.70 CMC, Landscape Requirements.
4. Storage Setback. All storage of materials and display areas fenced and screened, in accordance with this chapter, shall be located no closer than five feet of the property line adjacent to public right-of-way from which primary access for the site is not obtained.

[c] Side Yard Setback. There shall be no required side yard except where the property adjoins a parcel zoned or shown on the general plan land use map for residential use, in which case a minimum building setback of 30 feet shall be maintained and a buffer of landscaping shall be placed adjacent to the property line in accordance with the provisions of CMC 18.70.140(A).

[d] Rear Yard Setback. There shall be no required rear yard except where the property adjoins a parcel zoned or shown on the general plan land use map for residential use, in which case a minimum building setback of 30 feet shall be maintained and a buffer of landscaping shall be placed adjacent to the property line in accordance with the provisions of CMC 18.70.140(A).

B. The following standards shall apply to development in all industrial districts, except as otherwise provided in this title:

1. All uses shall be subject to development plan review or conditional use permit approval.
2. Retail sales and service incidental to a principally permitted use are allowable; provided, that the following standards are met:
 - a. The operations are contained within the main structure which houses the primary use;
 - b. Retail sales occupy no more than 15 percent of the total building square footage;
 - c. No retail sales or display of merchandise occur(s) outside the structure(s); and
 - d. All products offered for retail sales on the site are manufactured, warehoused, or assembled on the premises.

3. Outside storage shall be confined to the rear of the principal structure(s) or the rear two-thirds of the site, whichever is the more restrictive, and screened from public view from any adjoining properties and public rights-of-way by appropriate walls, fencing and landscaping.

4. An intensity bonus of up to 12 square feet for each one square foot of permanent space for properly designed and administered day care facilities may be approved by the review authority.

5. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted public works department standards, pursuant to Chapter 8.35 CMC, and be of a sufficient size to accommodate the trash generated.

6. The city may require the preparation of market feasibility studies demonstrating the economic viability of the proposed development prior to or concurrently with a development application. [Ord. 95-7 § 2; Code 1990 § 12.5.04.]

18.30.050 Performance standards.

All uses in the industrial zone districts shall comply with the following performance standards:

A. Noise. No use shall be permitted which exceeds the sound levels permitted by Chapter 8.15 CMC.

B. Electrical Disturbance. Devices which radiate radio frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the parcel upon which the device is located. The term “radio frequency energy” as used herein shall mean the electromagnetic energy at any frequency in the radio spectrum between 10 kilocycles and 3,000,000 megacycles.

C. Radioactivity. The use of radioactive materials shall be limited to measuring, gauging and calibration devices. No use shall emit dangerous radioactivity. No cleaning of radioactive materials, equipment or devices shall be permitted.

D. Fire and Explosion Hazards. All activities involving flammable or explosive materials and all storage of such materials shall be provided with adequate safety devices against the hazard of fire and explosion. Adequate fire fighting and fire suppression equipment shall be available within response times defined by the fire department.

E. Vibration. Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible without instruments by a reasonable person standing on any boundary line of the lot on which the use is located.

F. Smoke, Dust, Fumes and Other Particulate Emissions. Said emission levels shall comply with the standards of the South Coast Air Quality Management District.

G. Odors. Odors shall not be in such quantities as to be offensive to a reasonable person standing anywhere outside the boundaries of the parcel from which said odors emanate.

H. Emission of Heat and Glare. Every use shall be so operated that it does not emit heat or glare in such quantity or degree as to be readily detectable by a reasonable person standing beyond any boundary line of the parcel from which said heat or glare emanates. [Ord. 95-7 § 2; Code 1990 § 12.5.05.]

18.30.060 Specific development standards for industrial districts.

A. Accessory Structures. Accessory structures are subject to the same level of review as the main structure, e.g., development plan review or conditional use permit review. An accessory structure shall be compatible with the architectural style and materials of

the main building on the property. Permitted accessory structures shall maintain the yard requirements of the underlying zone, and shall not be closer than 10 feet to any other structure.

Where the accessory structure is attached to a main building by means of a common foundation, wall, roof or other means of attachment, it shall be considered a portion of the main building and shall comply with all the regulations applicable to that zone.

B. See CMC 18.30.070, Adult-oriented businesses.

C. Density Bonus. A density bonus may be granted to a developer of an industrial project when the developer agrees to set aside floor area for a child care facility in accordance with Government Code Section 65917.5. [Ord. 95-7 § 2; Code 1990 § 12.5.06.]

18.30.070 Adult-oriented businesses.

A. The purpose of this section is to mitigate the adverse secondary effects that can be generated by the unregulated operation of adult-oriented businesses. Prior to enacting this section, the city council considered studies that persuasively demonstrate these adverse secondary effects include, without limitation: depreciation of property values; increased criminal activity, litter, noise and vacancy rates; and interference with the enjoyment of property in the vicinity of such businesses.

B. Definitions set forth in CMC 5.25.020 shall apply to this section. The term “church,” as used in this section, shall mean property that is used primarily for religious worship and related religious activities.

C. Adult-oriented businesses shall comply with the following location standards:

1. The business shall be located in the business park zone.
2. The business shall not be located within 500 feet of any existing adult-oriented business. An adult-oriented business shall be considered “existing” if either:
 - a. It is currently operating;
 - b. A regulatory permit has been issued for the business but it has not commenced operating; or
 - c. A regulatory permit has been issued for the business but it is not operating due to a suspension of such permit.
3. The business shall not be located within 1,000 feet of any existing residence, park, church or school. A residence, park, church or school shall be considered “existing” if either:
 - a. It is currently in use;
 - b. A certificate of occupancy or building permit has been issued for it but such use has not commenced; or
 - c. It is designated in an approved and unexpired tentative tract map.
4. The distances specified in this section shall be measured in a straight line, without regard for intervening structures, from any public entrance of the adult-oriented business to the property line of the property so used at the time of submission of the regulatory permit application. [Ord. 233 § 7, 2005; Ord. 96-9.1 § 2; Code 1990 § 12.5.06(b).]

18.30.080 Design standards.

A. Access. Every development, structure or use shall have frontage upon a public street or permanent means of access to a public street by way of a public or private easement, or recorded reciprocal access agreement.

1. Arterial Access.

a. Access to an arterial road shall be limited to one point for every 300 feet of frontage or one point for parcels with less than 300 feet of frontage.

b. Combined and/or reciprocal access onto arterials shall be required between adjacent properties, wherever possible, to reduce vehicular access points and increase roadway efficiency.

c. For corner lots, whenever possible, vehicular access points on arterial roadways shall be located a minimum of 300 feet from the centerline of the intersection.

B. Antennas, Vertical and Satellite Dish Design Standards. All antennas, including portable units, shall be installed in the following manner:

1. The subject location shall conform to all standards of the land use district in which it is proposed.

2. The antenna/satellite dish shall not be located in the following areas:

a. Front setback;

b. Street side setback;

c. On any structure, unless architecturally screened and approved by the planning commission. The screening restriction on antennas may be modified by the commission, if there is no alternative to maintain line of sight clearance for satellites or amateur radio antennas.

3. The maximum overall height for ground-mounted antennas shall be 75 feet above grade.

4. The operation of the antenna/satellite dish shall not cause interference with any electrical equipment in the surrounding neighborhoods (e.g., television, radio, computer, etc.), unless exempted by federal regulation.

5. The antenna/satellite dish shall be a single, nonglossy color (e.g., off-white, cream, beige, green, black, gray).

6. Antennas/satellite dish facilities shall be screened on all sides with a six-foot block wall, and with a solid gate six feet in height providing access to the facility.

7. The antenna/satellite dish shall be sited to assure compatibility with surrounding development and not adversely impact the neighborhood.

C. Architecture.

1. In accordance with the Calimesa general plan, industrial developments shall be designed to reflect the rural and country atmosphere of Calimesa (using building materials such as exposed heavy timbers, use of rustic or weathered wood and new and used bricks and stone and the like) while maintaining good planning and design principles and sound development practices.

2. All building elevations visible from and within proximity of public right-of-way, or located and oriented with access to public, employee or patron parking shall be architecturally treated. Architectural treatment may include one or more of the following elements: color variation, reveal lines, window treatment, variation in materials, columns, screen lines or other architectural treatment that provides an architectural value to the building.

3. Metal Buildings. Metal buildings may be allowed in the L-I zone subject to the following:

a. Buildings or structures having exterior walls of sheet metal shall not be located closer than 150 feet from the property line along any freeway, major or arterial, closer than 100 feet from the property line along any other dedicated street or located and oriented with access to public, employee or patron parking, except that such buildings or structures may be located closer if any of the following conditions prevail:

i. The sheet metal comprises less than 25 percent of the exterior wall area of the building or structure; or

- ii. The sheet metal consists of panels with stainless steel, baked enamel or similar finish; or
- iii. The building or structure is concealed from view from the public street by walls, fences, landscaping or other buildings or structures.

D. Building Orientation.

- 1. Building Access. Buildings shall be oriented to provide access directly from parking areas.
- 2. Bay Doors and Open Work Areas. Orientation of bay doors and open work areas shall be located in a manner to minimize the view from public right-of-way and parking areas. The application of screen walls and landscaping to screen the view may be incorporated to achieve this effect.

E. Bus Stops/Turnouts. Industrial developments of 10 acres in size or greater shall include the placement of bus turnouts along the major public corridor that serves the development. The turnout shall be constructed to accommodate a full-size bus out of traffic lanes. The turnout shall be constructed of concrete. Pedestrian all-weather transit stops and seating areas shall be provided and shall be architecturally compatible with the development.

F. Fences and Walls.

- 1. Uses abutting residential districts or uses shall install an eight-foot concrete block wall with adequate landscaping, buffers and screening as required by Chapter 18.70 CMC, Landscape Requirements. Landscaped areas shall be annexed into the city’s landscape, lighting and maintenance district.
- 2. Proposed property fencing that faces the public right-of-way shall be constructed of decorative masonry or approved equal.
- 3. Wall Design Standards. Perimeter walls shall have articulated planes by providing at a minimum for every 100 feet of continuous wall an 18-inch-deep by eight-foot-long landscaped recession.

Walls shall be constructed with pilasters provided at every change in direction, every five feet difference in elevation and at a minimum of every 25 feet of continuous wall.

4. Prohibited Fence Materials/Chain Link Fencing.

a. The use of barbed wire, electrified fence or razor wire fence in conjunction with any fence, wall, roof, hedge, or by itself within any land use district is prohibited unless required by any law or regulation of the city, the state of California, federal government or agency thereof. Agricultural uses may use electrical fences if approved by the planning director.

b. Chain link fencing is permitted only in the C-C and C-R land use districts. The fence may only be located on side and rear property lines behind the front yard setback, if the fence would not be readily visible from a public right-of-way. In addition, chain link fencing with neutral slats may be used for outdoor storage areas located within required yards, if the fence would not be readily visible from a public right-of-way. Landscaped planting of sufficient density and height may be used to screen the fence from public view. Additionally, chain link fencing may be used with tennis courts, private and commercial, temporarily at construction sites, and where it is required by any law or regulation of the city, the state of California, federal government, or agency thereof.

c. The above limitations shall not apply where the prohibited fence material is required as a condition of approval.

5. Fences, Walls and Hedges – Height and Type Limits.

Location	Maximum Permitted Height[a]
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Front yard or side of street yard	2'6" – Solid structures or plants
	6' – Open work structures or plants[b]
Abutting residential district	8' – Solid, decorative masonry wall
Other yard area	8'
Outdoor storage areas visible from public rights-of-way (located behind required yards)	12'

Notes:

[a] The limitations shall not apply in the following instances:

1. Where a greater height is required by any other provision of the municipal code; or
2. Where a greater height or type of fence, wall or hedge is required as a condition of approval.

[b] Open work structures or plants must permit the passage of a minimum of 90 percent of light.

G. Landscaping. Landscaping and irrigation systems shall comply with the provisions of Chapter 18.70 CMC, Landscape Requirements, and Chapter 18.75 CMC, Water Conservation for Landscaping.

H. Lighting. All parking areas shall have lighting which provides adequate illumination for safety and security. Lighting shall maintain a minimum of one foot-candle power across the surface of the parking areas. Lighting standards shall be energy efficient and in scale with the height and use of the buildings. All lighting including security lighting shall be directed away from adjoining properties and the public right-of-way. Full cut-off fixtures shall be required.

I. Outdoor Activities. All functions and activities must be contained wholly within an enclosed building. The following activities and uses may occur outside of a building in the L-I zone, subject to the applicable regulations.

1. Outdoor Storage Areas. Nonhazardous material may be stored outside; provided, that the storage is completely screened from public right-of-way and parking areas. Outdoor storage shall not exceed the height of fencing unless located 10 feet from fencing. Outdoor storage shall be kept in an orderly fashion and adequate access lanes shall be maintained.

2. Outdoor Display Areas. Material, inventory and merchandise may be displayed outdoors; provided, that an area is dedicated for said activity. Outdoor display areas shall not exceed the height of fencing unless located 10 feet from fencing. Outdoor storage shall be kept in an orderly fashion and adequate access lanes shall be maintained.

3. Outdoor Activities. Manufacturing activities may be permitted outside; provided; that all regulations of this chapter are complied with, including, but not limited to, screening, noise and dust control.

J. Solar Energy Design Standards. Passive heating and cooling opportunities shall be incorporated in all developments in the following manner:

1. Future structures should be oriented to maximize solar access opportunities.
2. Streets, lot sizes and lot configurations should be designed to maximize the number of structures oriented so that the south wall and roof area face within 45 degrees of due south.

3. The proposed lot size and configuration should permit structures to receive cooling benefits from both prevailing breezes and existing and proposed shading.

4. No structure (building, wall or fence) shall be constructed or vegetation placed so as to obstruct solar access on an adjoining parcel.

5. Roof-mounted solar collectors shall be placed in the most obscure location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors shall be screened from public view.

6. Roof-mounted collectors shall be installed at the same angle or as close as possible to the pitch of the roof.

7. Appurtenant equipment, particularly plumbing and related fixtures, shall be installed in the attic.

8. Plumbing in new construction shall have connections for solar energy additions.

9. Exterior surfaces of the collectors and related equipment shall have a matte finish and shall be color-coordinated to harmonize with roof materials or other dominant colors of the structure.

K. Utilities. All utility connections shall be coordinated with the development of the site, so as not to be exposed except where necessary. Pad-mounted transformer and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Overhead utilities shall be undergrounded, unless waived by the city engineer's office.

1. Ground-Mounted Equipment. Inclusive of heating and air conditioning units and trash receptacle areas, all ground-mounted utilities and equipment shall be completely screened from surrounding properties, through use of screen walls, landscaping or other method deemed acceptable by the planning department.

2. Roof-Mounted Equipment. Inclusive of heating and air conditioning units and vents, all roof-mounted utilities shall be completely screened from surrounding properties. Exposed gutters, downspouts, vents, louvers and other similar elements shall be painted to match the surface to which they are attached, unless the elements are incorporated as part of the design element of the site. [Ord. 95-7 § 2; Code 1990 § 12.5.07.]

18.30.090 Architectural review committee.

Reserved. [Code 1990 § 12.5.08.]

18.30.100 Specific development standards for self-storage warehouses.

Self-storage or mini storage warehouses, which are subject to a conditional use permit, shall comply with the following standards:

A. The minimum site area shall be 20,000 square feet.

B. The site shall be completely enclosed with a six-foot-high solid decorative masonry wall, except for points of ingress and egress (including emergency fire access) which shall be properly gated. The gate(s) shall be maintained in good working order and shall remain closed except when in use.

C. No business activity shall be conducted other than the rental of storage spaces for inactive storage use.

D. All storage shall be located within a fully enclosed structure(s).

E. No flammable or otherwise hazardous materials shall be stored on site.

F. Residential quarters for a manager or caretaker may be provided in the development.

G. Access and Parking.

1. The development shall provide for two parking spaces for the manager or caretaker, and a minimum of five spaces located adjacent or in close proximity to the manager's quarters for customer parking.

2. A parking lane a minimum of nine feet in width shall be provided adjacent to the storage building where openings occur.

3. Aisle width shall be a minimum of 25 feet between buildings to provide unobstructed and safe circulation.

4. Access and circulation shall be designed to as to eliminate the need to back out of any drive or access road.

5. The parking standards specified above shall be applicable to this use only.

H. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, recreational vehicles or their composite parts.

I. Adequate trash receptacles shall be provided. The receptacles shall comply with adopted public works department standards pursuant to Chapter 8.35 CMC, and be of sufficient size to accommodate the trash generated.

J. Elevations of all structures shall be architecturally treated to ensure compatibility with high- quality neighboring structures.

K. All roof-mounted or air conditioning and heating equipment, vents or ducts shall not be visible from any abutting lot, or any public street or right-of-way.

L. The city may require the preparation of market feasibility studies demonstrating the economic viability of the proposed development prior to or concurrent with a development application.

M. No more than 50 percent of the total lot area shall be dedicated towards storage of recreational vehicles and storage of such vehicles shall be limited to the rear half of the lot and adequately screened.

N. Recreational vehicles shall be stored only on paved surfaces.

O. Signs on self-storage warehouses shall be limited to one nonilluminated monument sign and one building sign per street frontage. [Ord. 257 § 2(4), 2007; Code 1990 § 12.5.09.]