

CHAPTER 11

EDOM HILL – LIGHT INDUSTRIAL (EH-LI) DISTRICT



Edom Hill – Light Industrial (EH- LI) District

A. Intended Character

The intent of the Edom Hill – Light Industrial (EH-LI) District is to promote, but not require, “green” industrial uses, including recycling facilities, solar and wind energy facilities, and other environmentally-sensitive, “clean” industrial uses in an integrated setting. This district is intended to provide for light industrial, light manufacturing and industrial support uses that will produce minimal environmental impact relative to noise, vibration, air pollution, glare, or waste disposal. Important goals of the development standards for this district are to ensure compatibility with the adjacent MSHCP Area.



Light industrial uses are appropriate for the Edom Hill area.



B. Definitions

The following definitions apply to this chapter. Refer to CCMC Chapter 9.08 for all other definitions.

Development Project: A project in the North City Specific Plan area designed in accordance with a comprehensive development plan. It may be comprised of a single parcel or multiple parcels, in either single ownership or multiple ownerships with joint use agreements. Within an approved development project, individual or out-lots may be created for financing/sale purposes.

Floor Area Ratio (FAR): The gross floor area of the building or buildings on a site or lot divided by the area of the site or lot.

C. Use Regulations

1. Permitted and Conditionally Permitted Uses

Table 11-1 identifies the permitted and conditionally permitted uses in the EH-LI District. Other similar uses to those listed in Table 11-1, as interpreted by the City Planner or designee, are also permitted or conditionally permitted in the EH-LI District. Certain uses may be subject to special conditions regarding the location, operation or design of the use. Where applicable, references to these provisions are provided in Table 11-1.

2. Prohibited Uses

The following uses are explicitly prohibited in the EH-LI District:

- (a) Outdoor vehicle sales and display
- (b) Residential uses

Other uses not specifically authorized or determined by the City Planner or designee to be detrimental to the public welfare are also prohibited.



**Table 11-1: Permitted and Conditionally Permitted Uses in the
Edom Hill – Light Industrial (EH-LI) District**

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Accessory uses (customarily incidental to any permitted uses when located on the same site with the main building and use)	P	
Commercial storage facilities	P	
Educational facilities: College, university, professional	C	
Equipment sales and rental	P	
Helistop	C	
Kennels (boarding of domestic animals)	C	
Lumber yard and building materials (wholesale)	P	
Manufacturing (indoors)	P	
Mortuary	C	
Offices (administrative, business, executive and professional)	P	
Other similar uses not involving buildings or permanent structures	C	
Outdoor storage	P	
Public buildings:		
(a) when incidental to a public park and/or recreation facility	P	
(b) locations other than in (a) above	C	
Public parks and recreation facilities	P	
Public utility structures and public service facilities	C	
Recycling center	P	
Recycling collection facility	P	
Research and development:		
(a) 100,000 square feet or less	P	
(b) More than 100,000 square feet	C	
Resort hotel	C	
Retail sales ancillary to a manufacturing use on-site	P	
Small wind energy facilities (a wind energy conversion system rated 100 kW or less)	P	
Solar energy facilities	P	
Veterinary services (clinics and small animal hospitals, including short-term boarding)	C	
Warehousing and wholesale distribution centers: 200,000 square feet or less	P	



D. Development Standards

All property in the EH-LI District shall be developed according to the following standards:

I. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be five (5) acres, with a minimum length no less than 350 feet on any one side.
- (b) Within an approved development project, smaller individual lots may be created for financing or sale purposes. Individual lot sizes within a development project are permitted as follows:
 - Lots one (1) acre or greater in size are permitted for custom building development.
 - Lots between one-half ($\frac{1}{2}$) acre and one (1) acre in size are permitted as part of a Planned Unit Development (PUD) with specific architectural design standards for construction of buildings on these smaller lots.
- (c) Lots 5 acres or less in size that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

2. Maximum Gross Floor Area Ratio

- (a) The maximum gross FAR is 0.5.

3. Maximum Building Height

- (a) The maximum building height shall be 50 feet, with the following exception: the building height shall be limited to 26 feet within the portion of the lot that falls within 50 feet of an adjacent residential district.

4. Setbacks

- (a) For properties adjacent to the MSHCP Conservation Area, a minimum setback of 15 feet is required along the shared property line(s). This requirement fulfills the Land Use Adjacency Guidelines of the MSHCP.
- (b) The minimum street yard setback shall be equal to the height of the primary structure on the lot but in no case less than 25 feet. For corner lots, all street-facing sides shall meet this requirement.
- (c) Except as noted in (a) above, no minimum rear or interior yard setback is required, except where the rear or interior property line abuts a residential district. Then, the minimum rear or interior yard setback shall be 20 feet.



5. Parking and Loading

In addition to the off-street parking requirements and standards based on specific uses set forth in CCMC Chapter 9.58 (Off-Street Parking), the following shall apply:

- (a) All parking spaces shall be delineated and separated by a painted divider (double stripe). The stripes shall be a 4-inch solid line painted either white or yellow in color, with outside dimensions of 18-inches. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.
- (b) No parking is permitted in the street side setbacks. Except for required landscape areas (refer to Chapter 12 for landscaping requirements), parking and loading is permitted in side yard and rear yard setbacks.
- (c) Shared parking between adjacent businesses and/or developments is highly encouraged where feasible, per the requirements established in CCMC Chapter 9.58 (Off-Street Parking).
- (d) Driveways, drive aisles and interior streets shall not be used for any purpose that would inhibit vehicle access to parking spaces, vehicular circulation or emergency response.
- (e) Loading facilities shall not be located at the front of buildings or in public areas of the development. Such facilities are more suitably located at the rear of the site where special screening may not be required. When it is not possible to locate loading facilities at the rear of the building, loading docks and doors should not dominate the facades and shall be screened from the street. Loading facilities should be offset from driveway openings.

6. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

7. Additional Standards and Guidelines

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for industrial uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.



