

The following regulations apply:

1. See Table 2-12, Mixed Use Overlay – Allowable Land Uses, which identifies permitted uses, uses permitted by conditional use permit, temporary uses permitted by temporary use permit, and prohibited land uses within the Mixed Use Overlay.
2. The Community Development Director or designee has the authority to accept any other use deemed compatible with the intent of this land use category as a permitted use or as a use requiring a Conditional Use Permit.

Table 2-12 Mixed Use Overlay – Allowable Land Uses

| | | P = Permitted C = Permitted with a CUP T = Temporary, permitted by TUP ■ = Prohibited |
|-------------------------------------|-------|--|
| Use | P,C,T | Additional Regulations |
| Animal hospital | C | |
| Assembly use | C | |
| Automotive repair or service | ■ | |
| Bar, pub, cocktail lounge | P | |
| Bed & breakfast | P | |
| Cardroom | C | |
| Caretaker quarters | P | |
| Car wash | ■ | |
| Catering service | P | |
| Check cashing service | ■ | |
| Cigar lounge / Hookah bar | ■ | |
| Community center | P | |
| Day care facility | C | |
| Drive-thru for bank, food, pharmacy | P | |
| Financial institution | P | |
| Food establishment | P | Lake Elsinore Municipal Code Section 17.86.035 |
| Fortunetelling | ■ | |
| Government building | P | |
| Gun and Ammunition Sales | ■ | |
| Health, fitness or exercise club | P | |
| Home occupation | P | |

| | | P = Permitted C = Permitted with a CUP T = Temporary, permitted by TUP ■ = Prohibited |
|--|-------|--|
| Use | P,C,T | Additional Regulations |
| Hotel | P | |
| Housing, permanent: | | |
| Single family residences | P | |
| Apartment unit | P | |
| Boardinghouse | P | |
| Condominium | P | |
| Duplex, triplex, four-plex | P | |
| Row house/townhouse | P | |
| Vacation Timeshares | P | |
| Kiosk for retail sales | P | Lake Elsinore Municipal Code Section 17.134.037 |
| Library | P | |
| Live/work unit | P | |
| Medical Office | P | |
| Museum | P | |
| Nightclub | P | |
| Open air market | T | |
| Open space | P | |
| Personal service | P | |
| Professional office | P | |
| Park/playground | P | |
| Parking facility | P | |
| Pawn shop | ■ | |
| Pet shop | P | |
| Recreation facility | P | |
| Residential care facility | C | |
| Retail sales | P | |
| Street vendor / pushcart sales | ■ | |
| Studio / Workshop | P | |
| Swap Meet, Indoor | C | |
| Swap Meet, Outdoor | ■ | |
| Tattoo | ■ | |
| Theater | C | |
| Thrift store | P | |
| Other uses that the Director of Community Development or | P, C, | |

| | | P = Permitted C = Permitted with a CUP T = Temporary, permitted by TUP ■ = Prohibited |
|--|-----------|--|
| Use | P,C,T | Additional Regulations |
| designee finds to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this Table. | T or ■ | |

Table 2-13 Mixed Use Overlay Development Standards

| Development Criteria | Standard |
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| MIXED USE DEVELOPMENT WITH BOTH COMMERCIAL AND RESIDENTIAL | |
| Lot Area Minimum (sq. ft.) | |
| • Mixed Use Horizontal Development | 1,815 per dwelling unit |
| • Mixed Use Vertical Development | No Minimum |
| Minimum Lot Width (ft) ¹ | No Minimum |
| Density | Up to 18 dwelling units per acre |
| Floor Area Ratio (FAR) | 0.8 |
| Building Setbacks (ft) ² | |
| • Front | 10 |
| • Street front | 10 |
| • Interior | 0 |
| Parking | <p>No off-street parking is required for nonresidential uses unless the use exceeds 3,000 square feet of gross floor area, in which case one off-street parking space is required for every 250 square feet beyond 3,000 square feet.</p> <p>All other parking per Title 17 – Zoning, Lake Elsinore Municipal Code</p> |
| Building Height (ft.) | 45 maximum Varied rooflines |
| Screening | All mechanical equipment, such as but not limited to, air-conditioning units, heating and ventilating ducts and exhaust, shall be completed screen from view from any public |

| Development Criteria | Standard |
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| | street, open space, or residential area through the use of solid walls, fences, or other similar opaque materials. |
| Minimum Dwelling Unit Sizes (sq. ft.) | |
| • Bachelor Dwelling Units ³ | 450 |
| • One-Bedroom Dwelling Units | 600 |
| • Two-Bedroom Dwelling Units or larger | 700 plus 100 sq. ft. for each additional bedroom |
| Usable Open Space | Minimum of 200 square feet per residential unit made up of combination of common and private residential open spaces. For projects of four dwelling units or less, 100 percent of the open space requirement may be satisfied by private open space. |
| • Private Open Space ⁴ | Each dwelling unit shall be provided with a usable private open space area in the form of a patio or courtyard with a minimum area of 100 square feet and a minimum dimension of 10 feet, or a balcony of 80 square feet and a minimum dimension of six feet. |
| • Common Open Space ⁵ | <p>For projects of more than four dwelling units, the balance of the required 200 square feet of usable open space⁶ per unit shall be provided as common open space within the boundaries of all projects.</p> <p>Common open space have a minimum width of 15 feet and shall be provided in areas that are not required setbacks, parking areas, driveways, services areas or unusable slope area.</p> <p>Up to 10 percent of the common open space may be provided in an indoor recreational area such as a gymnasium or a community room.</p> <p>A minimum of 25 percent of the common open space shall be planted area with trees, shrubs, and gardens. Planters and planting containers may be counted toward this</p> |

| Development Criteria | Standard |
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| | requirement. |
| <p>Notes:</p> <ol style="list-style-type: none"> ¹ Minimum Street Frontage ² Front setbacks measured from property line at edge of public right-of-way, or from edge of pavement on private drives and/or alleys. Side and rear setbacks are measured from interior property lines. ³ Sleeping quarters within living room area ⁴ "Private open space" shall mean a fenced or otherwise screened area which is devoid of structures and improvements other than those provided for landscape or recreation purposes. ⁵ Common open space may include, but is not limited to, pedestrian walkways, plaza areas, roof gardens, terraces, and other creative spaces which may be used by the residents within the development. ⁶ Usable open space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreational uses. In all instances, however, a majority of the usable common open space shall be devoted primarily to active recreational facilities (i.e., pool, court games, par jogging courses, etc.). | |
| COMMERCIAL ONLY DEVELOPMENT | |
| Lot Area Minimum (sq. ft.) | 25,000 ^{1, 2} |
| Minimum Street Frontage (ft) | 100 |
| Building Setbacks (ft) | |
| <ul style="list-style-type: none"> • Front – Building or Parking Area | 15-foot minimum or 20-foot average ³ |
| <ul style="list-style-type: none"> • Rear and Side | No setback from interior lot lines except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be 15 feet. |
| Landscaping Improvements ⁴ | |
| iv. Adjacent to Street. | A continuous area, a minimum of 15 feet and an average of 20 feet in depth, shall be landscaped and maintained between the parking area and the public right-of-way. Parking areas should be screened as much as possible utilizing berms, shrubs, and other decorative treatments of sufficient size and height to meet this requirement |
| v. Buffer Landscaping | A continuous visual landscape screen, a minimum of 15 feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. At |

| Development Criteria | Standard |
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| | minimum, said buffer shall contain one 24-inch box non-deciduous umbrella-form tree for each 20 lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, shall encroach within this area. |
| vi. Generally | All building sites shall have a minimum landscaped coverage equivalent to 15 percent of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, ground cover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the design review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements, and the incorporation of sculpture or artwork in the landscape proposal. |
| Building Height (ft.) | 45 feet maximum |
| Parking | Per Title 17 – Zoning, Lake Elsinore Municipal Code |
| Screening | All mechanical equipment, such as but not limited to, air-conditioning units, heating and ventilating ducts and exhaust, shall be completed screen from view from any public street, open space, or residential area through the use of solid walls, fences, or other similar opaque materials. |
| Notes: <ol style="list-style-type: none"> 1. Within centers which have design review approval pursuant to Chapter 17.184 LEMC and which share reciprocal facilities such as parking and access, smaller lots in the form of individual pads may be permitted provided it can be shown that development upon those lots can comply, with the exceptions of street frontage width, with all of these standards. 2. Existing lots of record, which were created prior to August 26, 1986, which do not comply with the required minimum lot standards contained herein, may be used as a building site for a permitted use, provided the development complies with all other development | |

| Development Criteria | Standard |
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| standards and criteria contained herein. ³ . City Council and/or Planning Commission may allow a 10-foot reduction in the setback requirements to parking areas where enhanced decorative walls, artwork, public amenities (e.g., fountains or public seating areas) or other similar outstanding design features are provided to the satisfaction of the City Council and/or Planning Commission. ⁴ . All area not utilized for structures, parking, or other permitted use shall be landscaped. | |
| ATTACHED MULTIPLE-FAMILY RESIDENTIAL ONLY DEVELOPMENT | |
| Density | Up to 18 du/ac |
| Lot Area Minimum (sq. ft.) | No Minimum |
| Minimum Lot Width (ft) | No Minimum |
| Setbacks (ft) ¹ | |
| • Front – Living Area to Public Street | 15 |
| • Front – Living Area to Private Drive | 15 |
| • Front – Porch | 10 |
| • Front – Garage, Straight-in Drive | 18 |
| • Front – Garage, Side Entry | 10 |
| • Front – Rear Alley/Drive Loaded Garage | 4 |
| • Side – Main Dwelling | 10 |
| • Side – Garage | 5 |
| • Rear | 10 |
| • Rear – Alley/Drive Loaded Garage | 18 ² |
| • Corner Side – Public Street | 10 |
| • Corner Side – Private Drive | 10 |
| Separation Between Buildings (ft) ³ | |
| • Garage Face to Garage Face | 28 |
| • Bldg. Front to Bldg. Front | 20 for one-story building, plus 5 additional feet for each additional story |
| • Bldg. Front to Bldg. Side | 20 |
| • Bldg. Front to Bldg. Rear | 15 for one-story building, plus 5 additional feet for each additional story |
| • Bldg. Side to Side | 10 |
| • Bldg. Rear to Rear | 15 for one-story building, plus 5 additional feet for each additional story |
| Lot Coverage (%) | 70 ⁴ |
| Building Height | 40 feet maximum |
| Minimum Private Yard | 60 square feet, 6-foot minimum dimension |
| Parking | Per Title 17 – Zoning, Lake Elsinore |

| Development Criteria | Standard |
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| | Municipal Code |
| Accessory Structures | Per Section 17.84.040. Lake Elsinore Municipal Code |
| Private Drive Width | 36 feet ^{5, 6} |
| Garage access alley/drive | |
| <ul style="list-style-type: none"> Building heights up to 25 feet | 24 feet with no on-street/alley parking allowed ⁵ |
| <ul style="list-style-type: none"> Building heights greater than 25 feet | 30 feet with no on-street/alley parking allowed ⁵ |
| Minimum Dwelling Unit Sizes (sq. ft.) | |
| <ul style="list-style-type: none"> Bachelor Dwelling Units⁶ | 450 |
| <ul style="list-style-type: none"> One-Bedroom Dwelling Units | 600 |
| <ul style="list-style-type: none"> Two-Bedroom Dwelling Units or larger | 700 plus 100 sq. ft. for each additional bedroom |
| Open Space | |
| <ul style="list-style-type: none"> Private Open Space⁷ | <p>Each dwelling unit shall be provided with a usable private open space area in the form of a patio or courtyard with a minimum area of 100 square feet and a minimum dimension of 10 feet, or a balcony as follows:</p> <ol style="list-style-type: none"> Units 600 square feet or less: A balcony of 60 square feet with a minimum dimension of six feet. Units larger than 600 square feet of floor area: A balcony of 80 square feet and a minimum dimension of six feet. |
| <ul style="list-style-type: none"> Common Open Space | For projects of more than four dwelling units, 250 square feet of usable common open space per unit shall be provided within the boundaries of all projects. ⁸ Common open space may include setback areas but in no case shall be less than 15 feet in width. |
| <p>Notes:</p> <ol style="list-style-type: none"> Front setbacks measured from property line at edge of public right-of-way, or from edge of pavement on private drives and/or alleys. Side and rear setbacks are measured from interior property lines. Setback measured from edge of alley pavement. For attached residential, separation of buildings on same lot. Coverage maximum excludes permitted porches and architectural projections. Identified minimum width notwithstanding, additional width shall be provided if required by adopted Fire Department standards in effect at time of implementing | |

| Development Criteria | Standard |
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| <p>development approval.</p> <p>6. 20-foot drive with 8-foot parallel parking on both sides. 4-foot sidewalk required both sides of drive.</p> <p>7. Sleeping quarters within living room area</p> <p>8. "Private open space" shall mean a fenced or otherwise screened area which is devoid of structures and improvements other than those provided for landscape or recreation purposes.</p> <p>9. Usable open space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreational uses. In all instances, however, a majority of the usable common open space shall be devoted primarily to active recreational facilities (i.e., pool, court games, par jogging courses, etc.)</p> | |
| DETACHED MULTIPLE-FAMILY CLUSTER RESIDENTIAL ONLY DEVELOPMENT | |
| Density | Up to 18 du/ac |
| Lot Area Minimum (sq. ft.) | No Minimum |
| Minimum Lot Width (ft) | No Minimum |
| Setbacks (ft) ¹ | |
| • Front – Living Area to Public Street | 10 |
| • Front – Living Area to Private Drive | 10 |
| • Front – Porch | 10 |
| • Front – Garage, Straight-in Drive | 18 |
| • Front – Garage, Side Entry | 10 |
| • Front – Rear Alley/Street Loaded Garage | 5 |
| • Side – Main Dwelling | 5 |
| • Side – Garage | 5 |
| • Rear | 10 |
| • Rear – Alley/Street Loaded Garage | 18 ² |
| • Corner Side – Public Street | 10 |
| • Corner Side – Private Street | 10 |
| Separation Between Buildings (ft) ³ | |
| • Garage Face to Garage Face | 28 |
| • Bldg. Front to Bldg. Front | 10 |
| • Bldg. Front to Bldg. Side | 8 |
| • Bldg. Front to Bldg. Rear | 15 for one-story building, plus 5 additional feet for each additional story |
| • Bldg. Side to Side | 8 |
| • Bldg. Side to Rear | 8 |
| • Bldg. Rear to Rear | 15 for one-story building, plus 5 additional feet for each additional story |
| Lot Coverage (%) | 70 ⁴ |

| Development Criteria | Standard |
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| Building Height | 40 feet maximum |
| Parking | Per Title 17 – Zoning, Lake Elsinore Municipal Code |
| Shared driveway access into dwelling unit cluster | |
| <ul style="list-style-type: none"> Building heights up to 25 feet | 26 feet minimum width ⁵ |
| <ul style="list-style-type: none"> Building heights greater than 25 feet | 30 feet minimum width ⁵ |
| Driveway in front of garage door | 18 feet minimum length |
| Accessory Structures | Per Section 17.84.040. Lake Elsinore Municipal Code |
| Private Street Width | 40 feet ^{5, 6} |
| Garage Access Alley/Street Width | |
| <ul style="list-style-type: none"> Building heights up to 25 feet | 24 feet with no on-street/alley parking allowed ⁵ |
| <ul style="list-style-type: none"> Building heights greater than 25 feet | 30 feet with no on-street/alley parking allowed ⁵ |
| Minimum Dwelling Unit Sizes (sq. ft.) | |
| <ul style="list-style-type: none"> Studio Dwelling Units⁷ | 900 |
| <ul style="list-style-type: none"> One-Bedroom Dwelling Units | 900 |
| <ul style="list-style-type: none"> Two-Bedroom Dwelling Units or larger | 1,000 plus 100 sq. ft. for each additional bedroom |
| Open Space | |
| <ul style="list-style-type: none"> Private Open Space⁸ | Each dwelling unit shall be provided with a usable private open space area in the form of a lawn, patio or courtyard, or combination thereof, with a minimum area of 100 square feet and a minimum dimension of 10 feet. |
| <ul style="list-style-type: none"> Common Open Space | For projects of more than four dwelling units, 250 square feet of usable common open space per unit shall be provided within the boundaries of all projects. ⁹ Common open space may include setback areas but in no case shall be less than 15 feet in width. |
| Notes: ¹ . Front setbacks measured from property line at edge of public right-of-way, or from edge of pavement on private streets and/or alleys, which do not include shared driveway access into dwelling clusters. Side and rear setbacks are measured from interior property lines. Setbacks are not measured from the edges of dwelling unit clusters except where such edge coincides with a property line. | |

| Development Criteria | Standard |
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| <ol style="list-style-type: none"> 2. Setback measured from edge of alley pavement. 3. Separation of buildings on same lot. 4. Coverage maximum excludes permitted porches and architectural projections. 5. Identified minimum width notwithstanding, additional width shall be provided if required by adopted Fire Department standards in effect at time of implementing development approval. 6. 24-foot drive with 8-foot parallel parking on both sides. 4-foot sidewalk required both sides of drive. 7. Sleeping quarters within living room area 8. "Private open space" shall mean a fenced or otherwise screened area which is devoid of structures and improvements other than those provided for landscape or recreation purposes. 9. Usable open space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreational uses. In all instances, however, a majority of the usable common open space shall be devoted primarily to active recreational facilities (i.e., pool, court games, par jogging courses, etc.) | |
| MEDIUM DENSITY DETACHED SINGLE-FAMILY RESIDENTIAL ONLY DEVELOPMENT | |
| Density | Up to 14 du/ac |
| Lot Area Minimum (sq. ft.) | 3,525 |
| Minimum Lot Width (ft) ¹ | 47 |
| Setbacks (ft) ² | |
| <ul style="list-style-type: none"> • Front – To habitable portion of dwelling | 10 |
| <ul style="list-style-type: none"> • Front – Garage | 18 |
| <ul style="list-style-type: none"> • Front – Porch | 5 |
| <ul style="list-style-type: none"> • Side – To habitable portion of dwelling | 5 |
| <ul style="list-style-type: none"> • Corner Side – To habitable portion of dwelling | 10 from right-of-way |
| <ul style="list-style-type: none"> • Rear – To habitable portion of dwelling | 10 |
| Zero Lot Line Design ³ - Setbacks (ft) ² | |
| <ul style="list-style-type: none"> • Front – To habitable portion of dwelling | 10 |
| <ul style="list-style-type: none"> • Front – Garage | 18 |
| <ul style="list-style-type: none"> • Front – Porch | 5 |
| <ul style="list-style-type: none"> • Side – Separation between structures | 10 |
| <ul style="list-style-type: none"> • Corner Side – To habitable portion of dwelling | 10 from right-of-way |

| Development Criteria | Standard |
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| <ul style="list-style-type: none"> Rear – To habitable portion of dwelling | 10 |
| Porch Projections | Open or covered porches may extend into required front and rear yard setbacks up to 6 feet and 10 feet, respectively, subject to a maximum encroachment of 50% of the required setback. Porches may be constructed at both first and second stories of residential structures. |
| Lot Coverage (%) | 60 ⁴ |
| Parking | Per Title 17 – Zoning, Lake Elsinore Municipal Code |
| Building Height | 35 feet maximum |
| Local Streets | Per Figure 4-6, Standard Local Street Cross-Section |
| Notes: ¹ Lot width at front building setback line ² Street setbacks measured from property line at edge of right-of-way. ³ Zero lot line plotting refers to dwellings constructed on a common property line with adjoining reciprocal easement to create separation between structures. “Common property line” shall mean the property line on which the dwelling structure is located, and which is shared with an adjoining property owner. Buildings may be placed on only one interior property line with zero setbacks. ⁴ 60% maximum excludes permitted porches and architectural projections. | |
| LOW-MEDIUM DENSITY DETACHED SINGLE-FAMILY RESIDENTIAL ONLY DEVELOPMENT | |
| Density | Up to 6 du/ac |
| Lot Area Minimum (sq. ft.) ¹ | |
| <ul style="list-style-type: none"> Interior lots | 6,000 ² |
| <ul style="list-style-type: none"> Corner lots | 7,700 |
| Minimum Lot Width (ft) | |
| <ul style="list-style-type: none"> Standard interior lots | 60 |
| <ul style="list-style-type: none"> Corner lots | 65 |
| <ul style="list-style-type: none"> Knuckle or cul-de-sac lots | 40 ³ |
| Setbacks (ft) ⁴ | |
| <ul style="list-style-type: none"> Front – Main dwelling unit | 20 |
| <ul style="list-style-type: none"> Front – Garage, Straight-in Drive | 20 |
| <ul style="list-style-type: none"> Front – Garage, Side Entry | 15 |
| <ul style="list-style-type: none"> Side – Adjacent to interior lot lines | 5 ⁵ |

| Development Criteria | Standard |
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| <ul style="list-style-type: none"> Side – Adjacent to public right-of-way | 15 ⁵ |
| <ul style="list-style-type: none"> Rear | 20 |
| Zero Lot Line Design ⁶ - Setbacks (ft) ⁴ | |
| <ul style="list-style-type: none"> Front – To habitable portion of dwelling | 10 |
| <ul style="list-style-type: none"> Front – Garage, Straight-in Drive | 18 |
| <ul style="list-style-type: none"> Front – Garage, Side Entry | 15 |
| <ul style="list-style-type: none"> Front – Porch | 5 |
| <ul style="list-style-type: none"> Side – Separation between structures | 10 |
| <ul style="list-style-type: none"> Corner Side – To habitable portion of dwelling | 15 from right-of-way |
| <ul style="list-style-type: none"> Rear – To habitable portion of dwelling | 10 |
| Porch Projections | Open or covered porches may extend into required front and rear yard setbacks up to 6 feet and 10 feet, respectively, subject to a maximum encroachment of 50% of the required setback. Porches may be constructed at both first and second stories of residential structures. |
| Lot Coverage (%) | 50 |
| Building Height | 30 feet maximum |
| Minimum Dwelling Unit Size (sq. ft.) | 1,000 |
| Parking | Per Title 17 – Zoning, Lake Elsinore Municipal Code |
| Accessory Structures | Per Section 17.76.040. Lake Elsinore Municipal Code |
| Local Streets | Per Figure 4-6, Standard Local Street Cross-Section |
| Notes: <ol style="list-style-type: none"> Existing lots of record, which were created prior to August 26, 1986, which do not comply with the required minimum lot standards contained herein, may be used as a building site for a permitted use, provided the development complies with all other development standards and criteria contained herein. The average lot size for any subdivision shall be 7,260 feet. Provided the average width is 60 feet. Street setbacks measured from property line at edge of right-of-way. On existing, legally nonconforming lots which are substandard in width, a minimum setback of 10 percent of the lot width may be allowed adjacent to interior lot lines with a | |

| Development Criteria | Standard |
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| | <p>minimum of three feet, and a minimum of 20 percent of the lot width may be allowed adjacent to a public right-of-way.</p> <p>⁶ Zero lot line plotting refers to dwellings constructed on a common property line with adjoining reciprocal easement to create separation between structures. "Common property line" shall mean the property line on which the dwelling structure is located, and which is shared with an adjoining property owner. Buildings may be placed on only one interior property line with zero setbacks.</p> |

2.5.8 Light Industrial

The intent of the Light Industrial Overlay is to reserve locations within the East Lake Specific Plan for certain categories of light industrial uses that are relatively free of nuisance or hazardous characteristics. This overlay also includes appropriate development criteria to assure a superior appearance of all structures and uses as well as provisions for the proper inclusion of landscaping and buffer features.

Light Industrial Overlay Land Use Descriptions and Development Regulations

This category provides regulations for light industrial land uses within a portion of Planning Area 2 of the East Lake Specific Plan.

Uses permitted in the Light Industrial shall include those businesses listed below which are conducted entirely within a completely enclosed building, and maintain an exterior environment free from odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, and the storage of hazardous waste. Each business shall be evaluated in terms of its operational characteristics and specific site location.



The following regulations apply:

- a. All development projects within the Light Industrial Overlay shall be subject to review pursuant to the provisions of the California Environmental Quality Act, including, but not limited to, the preparation and City approval of a traffic impact analysis, cultural resources surveys and air quality and noise impact studies. All development shall also comply with all mitigation measures set forth in the