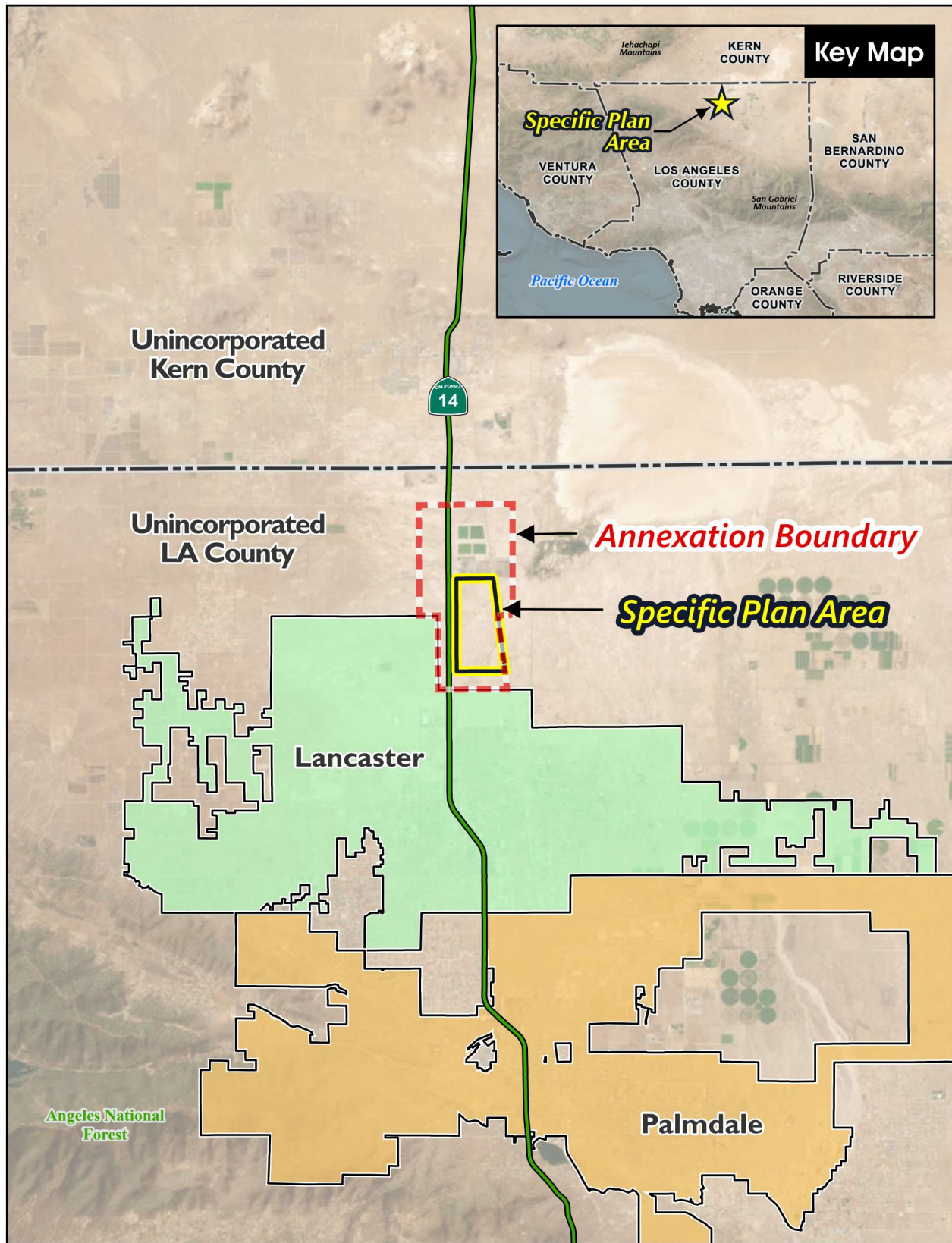


NORTH LANCASTER **INDUSTRIAL SPECIFIC PLAN**

March 2025





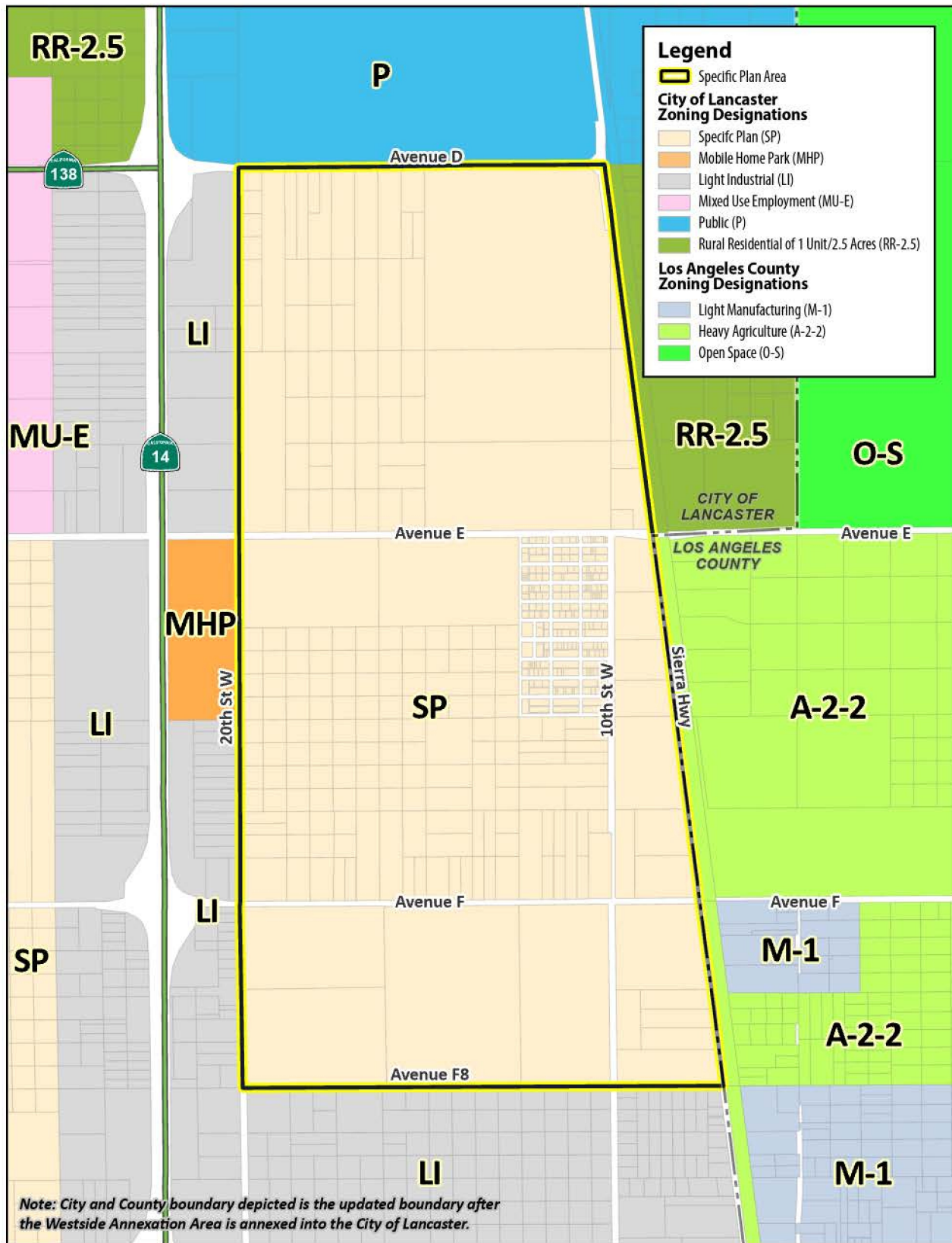
Source(s): Esri, Los Angeles County (2024)

FIGURE 1-1



REGIONAL MAP

INTRODUCTION | 2

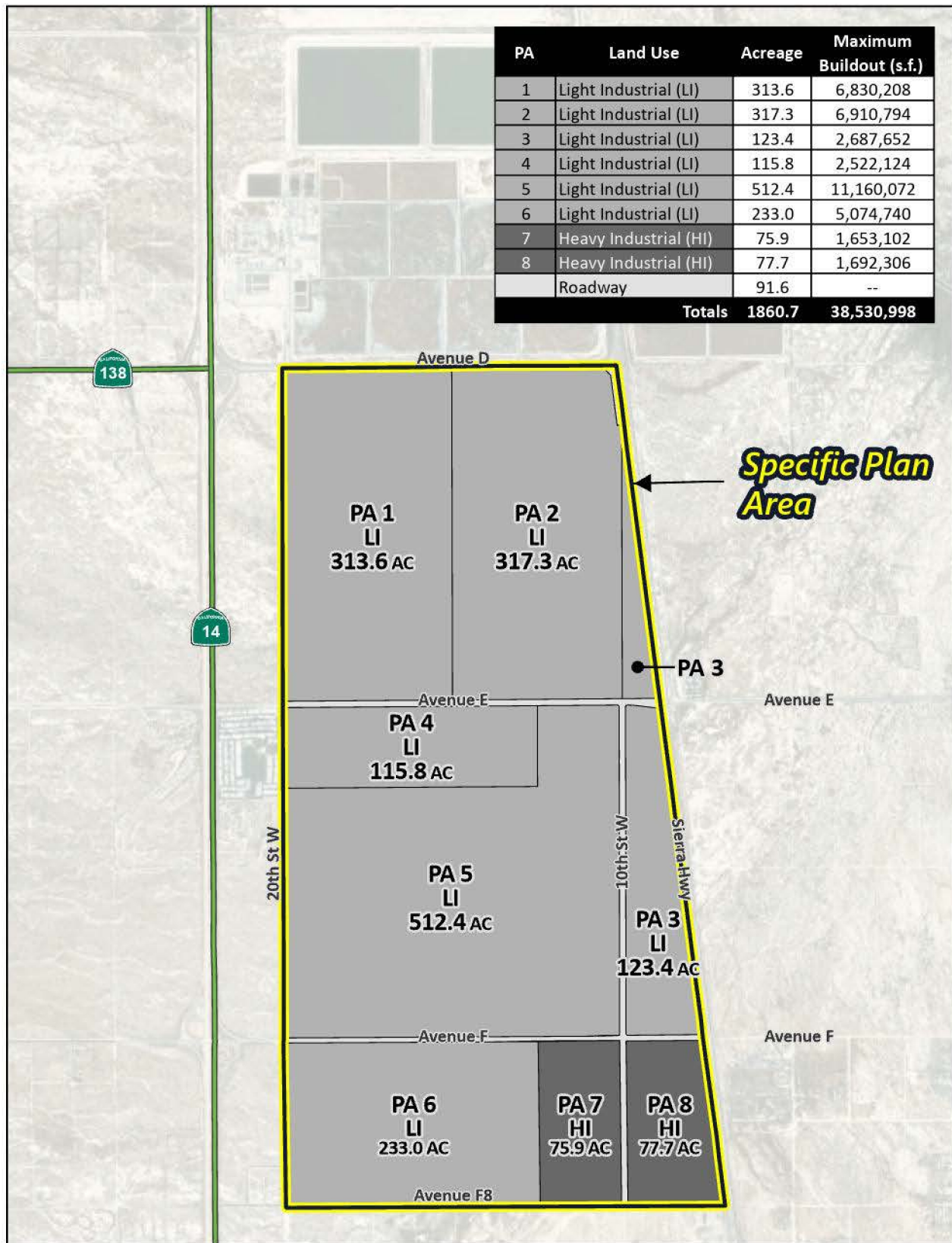


Source(s): City of Lancaster (2015), Esri, Los Angeles County (2024)

FIGURE 1-6



PROPOSED CITY OF LANCASTER ZONING DESIGNATIONS



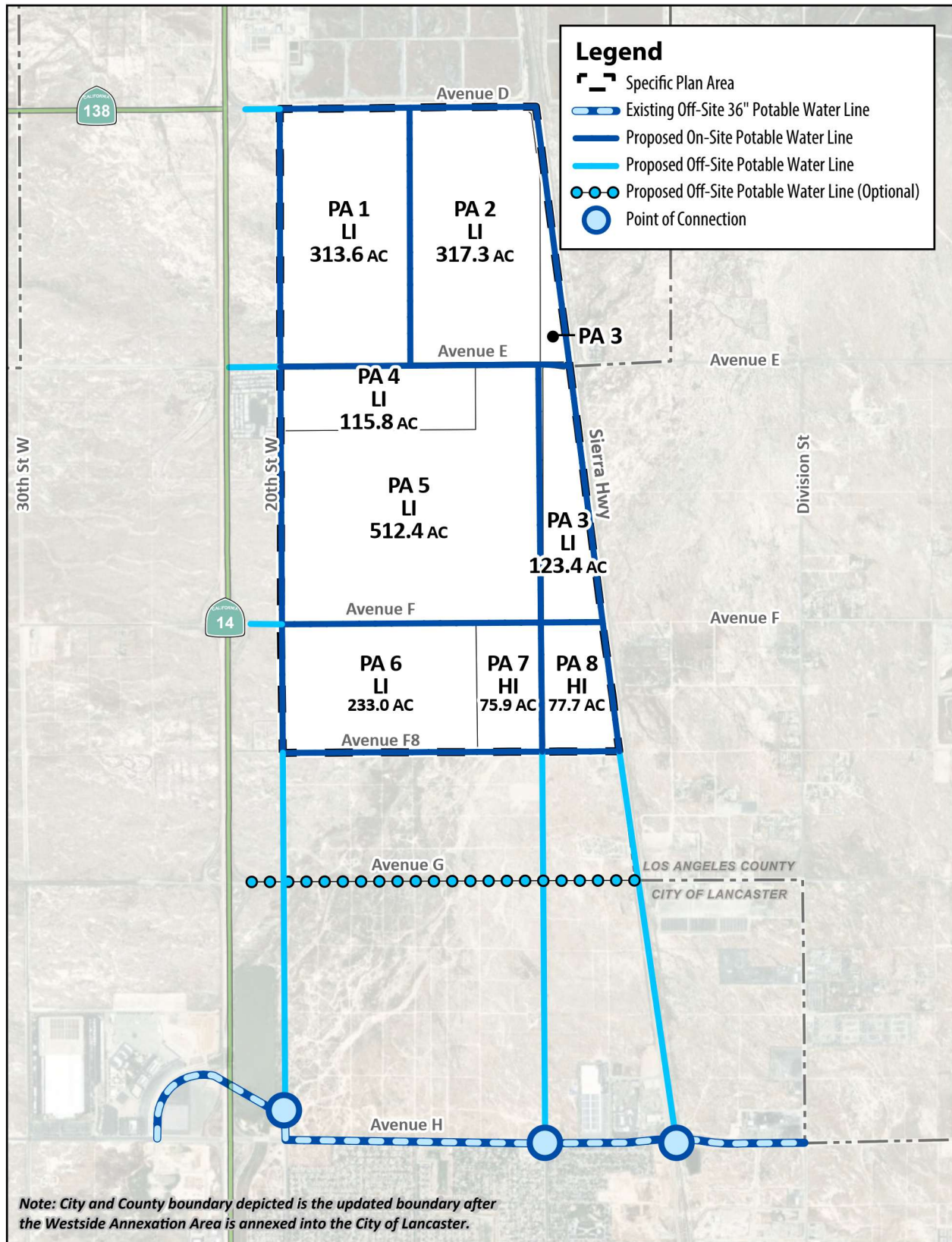
Source(s): Esri, Los Angeles County (2024), City of Lancaster (11-24-2013)

FIGURE 3-1



LAND USE PLAN

PLAN ELEMENTS | 19

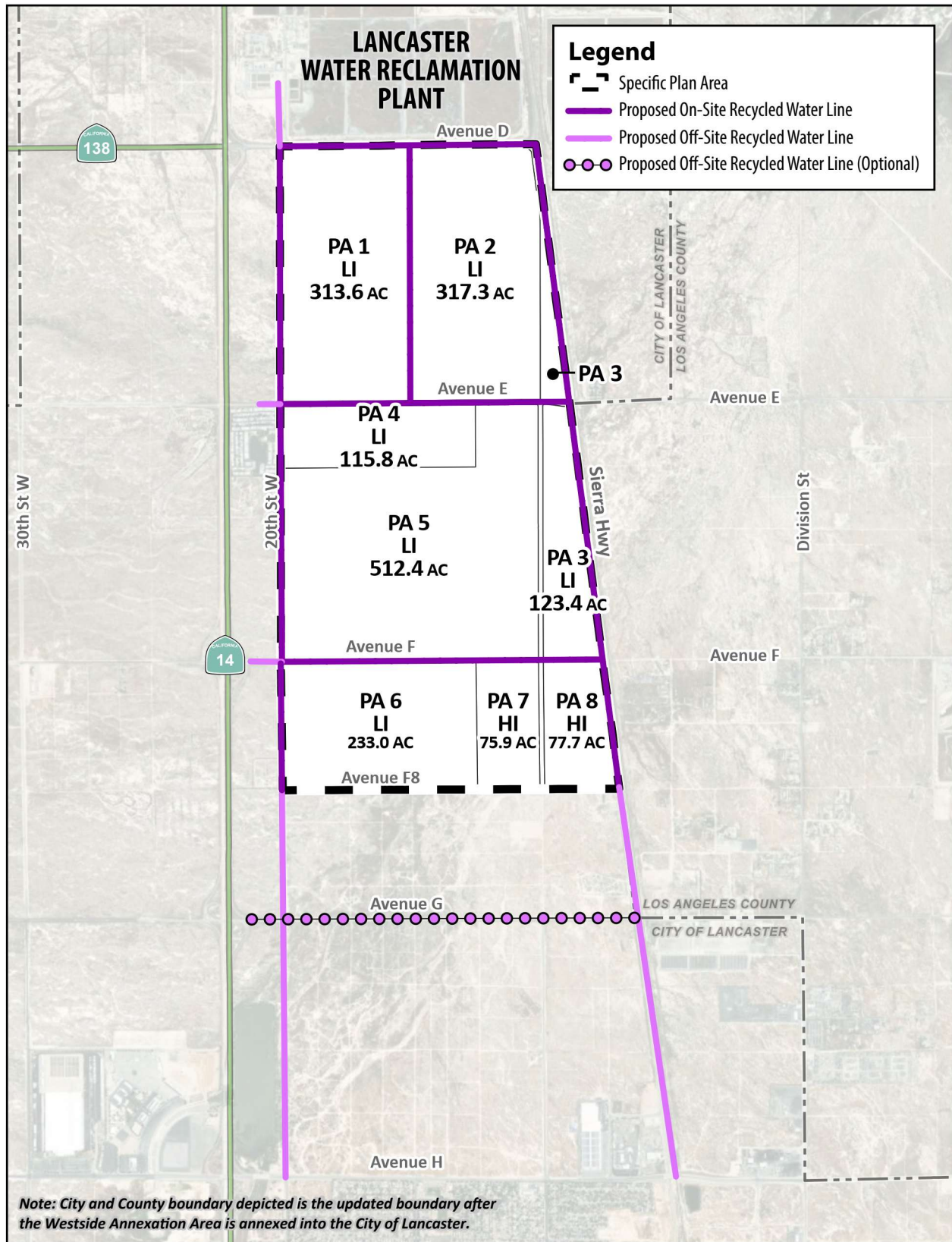


Source(s): Esri, Los Angeles County (2024)

FIGURE 3-6



POTABLE WATER INFRASTRUCTURE PLAN

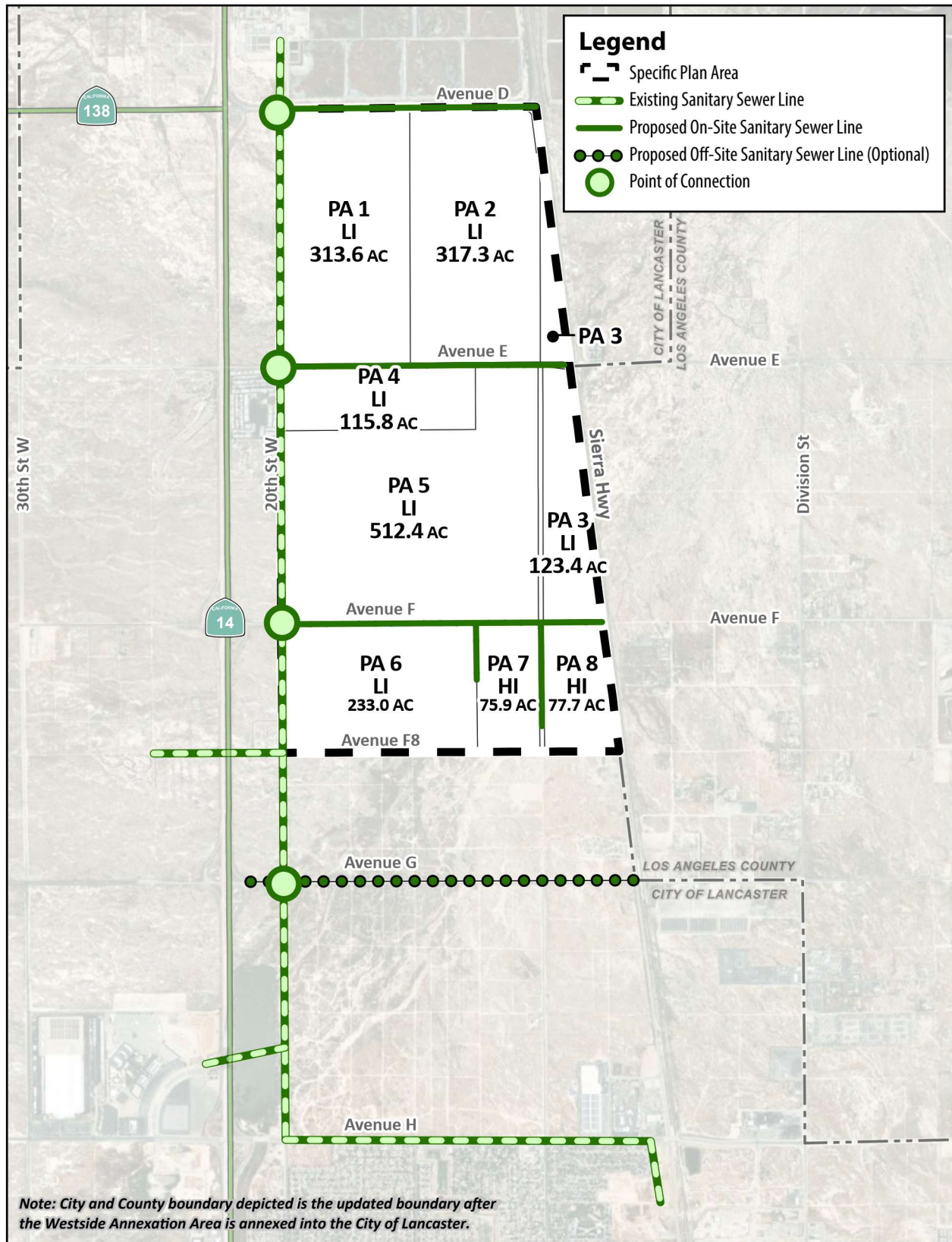


Source(s): Esri, Los Angeles County (2024)

FIGURE 3-7



RECYCLED WATER INFRASTRUCTURE PLAN

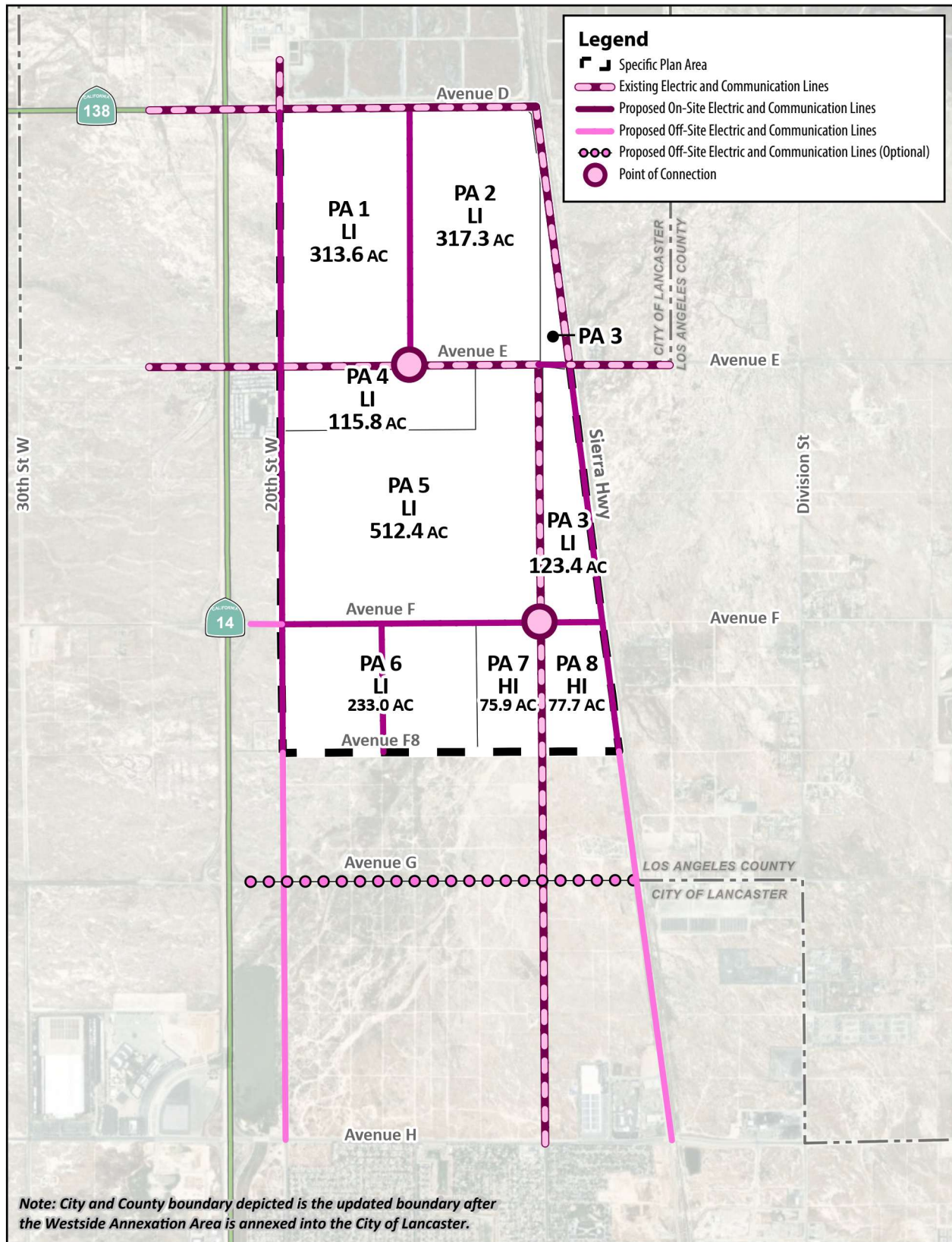


Source(s): Esri, Los Angeles County (2024)

FIGURE 3-8



SANITARY SEWER INFRASTRUCTURE PLAN



Source(s): Esri, Los Angeles County (2024)

FIGURE 3-9



DRY UTILITIES INFRASTRUCTURE PLAN

4.3 DESIGN THEME

The NLISP exhibits a sense of place for business, trade, and economic competitiveness conducted in a high-quality environment where companies establish, grow, and thrive. The size and function of a building often directly influence its design elements, from accessibility to security, visibility, and logistics. Building design within the NLISP area should consider the planned size and use, as these are crucial to ensuring structures are functional, safe, and efficient while also having aesthetic appeal.



4.5 ARCHITECTURAL STYLE GUIDELINES

The architectural style guidelines serve as a framework for achieving high-quality and sustainable building design in the NLISP area. The guidelines focus on architectural styles and details, building mass and scale, materials and exterior colors, articulation details, and energy efficiency features.

Building designs are encouraged to address the effects of strong desert sunlight on architecture, using architectural elements such as awnings on Small buildings or plane changes on Medium and Large buildings that will create shadows for visual interest. Additionally, building designs are envisioned to include a complementary palette of primary and secondary accent colors, materials, and textures to articulate façades and create visual appeal. Design elements are expected to be compatible in character, massing, and materials to promote a clean and contemporary feel.

Small Building Examples (Up to 75,000 sf)



Medium Building Examples (75,001 – 249,999 sf)



Large Building Examples (250,000 sf and greater)





FIGURE 4-2

CONCEPTUAL LANDSCAPE INTERFACE -
LIGHT INDUSTRIAL TO OFFSITE RESIDENTIAL

Not to Scale

5.4 PERMITTED AND CONDITIONALLY PERMITTED USES

The NLISP area may be developed with the uses listed in Table 5-1, *Permitted Uses*. A land use not listed in Table 5-1 is a prohibited use unless otherwise allowed by applicable interpretations and determinations by the City of Lancaster's Director of Community Development or their designee. Development within Zones C, D, and E of the ALUCP may be subject to additional requirements. Please refer to the William J. Fox Airfield Land Use Compatibility Plan for details.

The symbols shown in Table 5-1 have the following meanings:

- "P" means the land use is permitted by right, subject to the development standards applicable to that land use designation. All new development within the Specific Plan area that is a permitted land use requires the submittal and approval of a Site Plan review prior to issuance of a grading and/or building permit.
- "D" means the land use is permitted with approval by the City of Lancaster Director of Community Development in accordance with Article VI. – Director's Review, of the LMC.
- "C" means the land use is conditionally permitted through the approval of a Conditional Use Permit in accordance with the LMC.

TABLE 5-1 PERMITTED USES			
	Use Code: Permitted Use (P) Permitted subject to Director's Review (D) Permitted subject to a Conditional Use Permit (C) Not Allowed (X)		
USE	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRIAL (HI)	NOTES
Manufacturing and Assembly			
Aircraft-Related Manufacturing	P	P	
Building Trades and Related Uses	P	P	
Food Manufacturing, Processing, Wholesales and Storage	P	P	Manufacturing processes shall be conducted within an enclosed building.
General Manufacturing	P	P	Manufacturing and assembly processes shall be conducted within an enclosed building.
General Industrial			

**TABLE 5-1
PERMITTED USES**

USE	Use Code: Permitted Use (P) Permitted subject to Director's Review (D) Permitted subject to a Conditional Use Permit (C) Not Allowed (X)		NOTES
	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRIAL (HI)	
Aircraft, Automobile, Boat, Equipment, Motorcycle, Truck, Tractor Assembly, Sales, Service, Repair, Accessories, and Parts	P	P	
Research and Development	P	P	
Alternative Energy/Energy Production			
Battery Energy Storage Systems (BESS)	C	C	Refer to Subsection 5.6 herein for BESS Requirements
Hydrogen Production	C	C	
Solar Electrical Generating Plant	P	P	
Other forms of energy production	C	C	
Warehouse, Transportation, Freight, and Storage Services			
Parcel Hub (L) ¹	P	P	
Parcel and Package Delivery (L) ¹	P	P	
Cold Storage Plant/ Warehousing (L) ¹	P	P	
Data Processing Center	P	P	
Truck and Trailer Storage	P	P	A Director's Review (D) is required if the storage lot operates as an EV charging facility.
Truck and Trailer Storage with Trailer Stacking	X	P	
Truck Terminal (L) ¹	P	P	
Warehousing, Wholesaling, and Storage (L) ¹	P	P	
(L): Meets the definition of "Logistics Use."			
Public and Institutional Uses			
Communication Facilities and Services	D	D	Low-profile roof top wireless facilities are encouraged over ground-mounted, mono-poles.

**TABLE 5-1
PERMITTED USES**

Use Code: Permitted Use (P) Permitted subject to Director's Review (D) Permitted subject to a Conditional Use Permit (C) Not Allowed (X)			
USE	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRIAL (HI)	NOTES
Electric Vehicle Charging Facility	D	D	
Fire/Police Stations	P	P	
Post Office and Distribution Center	P	P	
Public Utilities/Public Works Storage and Maintenance Yards	P	P	
Public Utility Facilities	P	P	Gas distribution depots are not permitted in the Light Industrial (LI) designation.
Recycling Facilities	X	C	Recycling facilities include plastic recycling, electronic recycling, glass recycling, and metal recycling.
Schools – Specialized Training	D	D	
Commercial			
Eating and Drinking Establishments	D	D	
Equipment Rental Establishments	P	P	
Financial Institutions and Services	D	D	
Offices – Business, Government, or Professional	D	D	
Repair Services	P	P	An establishment that repairs appliances, jewelry, locksmiths, shoe repair, watch repair, and similar repair services. All services shall be provided within an enclosed building. For repair of

**TABLE 5-1
PERMITTED USES**

	Use Code: Permitted Use (P) Permitted subject to Director's Review (D) Permitted subject to a Conditional Use Permit (C) Not Allowed (X)		
USE	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRIAL (HI)	NOTES
			equipment/vehicles, please see the General Industrial section.
Other Uses			
Emergency Shelter	P	X	
Prohibited Uses			
Hazardous Material Facilities	X	X	This prohibition of Hazardous Materials Facilities applies to those facilities as defined in Article VIII of Chapter 17.40 of the Lancaster Municipal Code.
Automobile Dismantling Yard	X	X	
Salvage Yard	X	X	