

## Chapter 20.07 – INDUSTRIAL ZONING DISTRICTS

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### Sections:

- 20.07.010 – General Purpose
- 20.07.020 – District Purposes
- 20.07.030 – Use Regulations
- 20.07.040 – Development Standards

### 20.07.010 – General Purpose

The general purpose of industrial zoning districts is to:

- A. Provide appropriate locations for all types of distributive, industrial and related activities.
- B. Protect industrial activities by preventing incompatible uses from locating within industrial districts.
- C. Maintain an adequate supply industrial land to accommodate future industrial growth and development.
- D. Support a dynamic and innovative local economy.
- E. Ensure that industrial and related uses enjoy convenient access to the regional transportation system.
- F. Provide quality jobs that are available to residents of all income levels.
- G. Minimize the impacts of industrial activities on adjacent uses to the extent possible.
- H. Ensure the design of industrial structures that enhances the image of the city.

### 20.07.020 – District Purposes

The specific purpose of each industrial zoning district is as follows:

- A. **Business Park (BP).** The purpose of this district is to provide for a combination of commercial offices and industrial uses in a campus-like setting. The BP district provides areas for larger employment centers with reduced traffic congestion and allows for limited industrial activities which are compatible with intensive office development. The BP district allows for a maximum FAR of 0.6.
- B. **Light Industrial (M 1).** The purpose of this district is to provide areas for manufacturing which can be considered light in nature by reason of its size, activity and performance characteristics. It is intended that the M 1 district is used to provide for a wide variety of manufacturing uses that produce relatively limited volumes of traffic, noise, odors or pollutants. The M 1 district allows for a maximum FAR of 0.6.
- C. **General Industrial Zone (M 2).** The purpose of this district is to provide areas for a broad range of industrial uses. The M 2 district allows for manufacturing, utilities and related uses that are not compatible with commercial or residential uses. The location of the M 2 district is intended to

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minimize impacts of heavy industrial activities in Chino on non-industrial land uses. The M 2 district allows for a maximum FAR of 0.6.

- D. Airport Development Zone (AD).** The purpose of this district is to provide areas for the operation of airport and aviation facilities, services and administrative uses, as well as incidental office uses. The AD district also provides areas for air freight handling facilities, aircraft hangars and public transportation and related facilities, including aircraft fuel and supply services.

### 20.07.030 – Use Regulations

- A. Permitted Uses.** Table 20.07-1 identifies land uses permitted in each industrial zoning district.

TABLE 20.07-1 LAND USE REGULATIONS FOR INDUSTRIAL ZONING DISTRICTS

Uses	Zoning Districts				Additional Regulations
	BP	M1	M2	AD	
<b>Residential Uses</b>					
Live/Work	C	■	■	■	Section 20.21.060
Caretaker Quarters	C	C	C	C	Section 20.21.110
<b>Public and Quasi-Public Uses</b>					
<i>Places of Assembly</i>					
Places of Worship, Community Scale	C	C	C	■	
Places of Worship, Regional Scale	C	C	C	■	
Places of Worship, Small Storefront	A	A	A	■	
Places of Worship, Large Storefront	C	C	C	■	
Clubs and Lodges	C	■	■	■	
<i>Health Services</i>					
Medical Clinics and Labs	P	P	■	■	
Medical Offices	P	A	■	■	
Medical Marijuana Dispensary	■	■	■	■	
<i>Educational Uses</i>					
Trade and Vocational Schools	C	■	■	A [1]	
Schools for Personal Enrichment and Fulfillment	A	■	■	A [1]	
Gym/Athletic Instruction, Minor	A	■	■	■	Section 20.21.440
Gym/Athletic Instruction, Major	■	C	C	■	Section 20.21.440
<i>Other Community Services</i>					
Public Safety Facilities	C	C	C	C	
Social Services, Charitable Institutions and Services	C	■	■	■	
<b>Commercial Uses</b>					
<i>Retail</i>					
Guns and Ammunition Sales	A	A	■	■	
Vehicle Sales Office	P	P	P	■	
Cart/Kiosk	A	■	■	■	Section 20.21.150
Animal Sales and Services	C	■	■	■	
Veterinary Clinics	C	C	C	■	
Alcoholic Beverage Sales	A/C	A/C	A/C	A/C	Section 20.21.270

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Uses	Zoning Districts				Additional Regulations
	BP	M1	M2	AD	
<i>Recycling</i>					
Recycling Facilities, Large Collection	■	P	P	■	Section 20.21.360
Recycling Facilities, Light Processing	■	C	P	■	Section 20.21.360
Recycling Facilities, Heavy Processing	■	■	C	■	Section 20.21.360
Recycling Facilities, Material Recovery Facility (MRF)	■	■	C	■	
<i>Warehousing and Storage</i>					
Warehousing/Wholesaling and Distribution, Very Light (<25,000 sq ft)	P	P	P	A [1]	
Warehousing/Wholesaling and Distribution, Light (25,000 to 50,000 sq ft)	■	P	P	A [1]	
Warehousing/Wholesaling and Distribution, General (>50,000 sq ft)	■	C	P	A [1]	
Public/Mini Storage	C	C	C	■	Section 20.21.210
<i>Other Industrial</i>					
Equipment Rental and Sales, Light Equipment	P	C	C	C [1]	Section 20.21.220
Equipment Rental and Sales, Heavy Equipment	■	■	C	C [1]	Section 20.21.220
Ancillary Industrial Facilities	A	A	A	A [1]	Section 20.21.450
Outdoor Storage, Incidental	A	P	P	P	Section 20.21.200
Outdoor Storage, as a Primary Use	■	C	C	C	Section 20.21.200
Retail Sales in Conjunction with Warehousing and Manufacturing	I	I	I	I	Section 20.21.390
Slaughter Houses	■	■	C	■	
Microbrewery and Micro distillery	C	C	C	C	Section 20.21.270
Research Laboratory	P	P	P	P	
<b>Transportation, Telecommunications and Utilities</b>					
Heliports	C	C	C	P	
Transportation Terminals	C	C	C	P	
Weigh Stations	■	C	C	P	
Parking Facilities	C	P	P	P	
Utilities, Major	■	C	C	P	
Utilities, Minor	■	C	P	P	
Wireless Facilities	WTFPP	WTFPP	WTFPP	WTFPP	Chapter 20.22
Solar Panels, Incidental	A	A	A	A	Section 20.10.070
Wind Turbines, Incidental	■	C	C	C	Section 20.10.070
<b>Agricultural Uses, Activities and Facilities</b>					
Crop Cultivation	A	A	A	A	Section 20.21.020
Agricultural Product Stands	I	I	I	I	Section 20.21.020
Kennels	■	C	C	■	

[1] Only aviation-related uses are permitted.

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Uses	Zoning Districts				Additional Regulations
	BP	M1	M2	AD	
<i>Vehicle Sales and Services</i>					
Automobile Rental	A/C	■	■	A/C	Section 20.21.410
Truck and Trailer Rental	■	A/C	A/C	■	Section 20.21.410
Automobile, Light Truck and Van Cleaning	■	I	I	■	
Bus and Large Truck Cleaning	■	C	C	■	
Vehicle Repair and Maintenance	C	P	P	P [I]	Section 20.21.240
Paint or Auto Body Repair	■	C	C	P [I]	
Bus and Large Truck Repair and Maintenance	■	C	P	■	
Vehicle Towing Service	■	A/C	A/C	■	Section 20.21.470
Gas and Service Stations	C	C	C	P [I]	Section 20.21.230
<i>Eating and Drinking Establishments</i>					
Restaurant	C	C	C	A	
Restaurant, Drive-Thru Facility	C	C	C	■	Section 20.21.170
<i>Transient Occupancy</i>					
Hotels and Motels	C	C	C	C	
Bars, Nightclubs and Lounges	■	■	■	C	
<i>Commercial Services</i>					
Offices, Professional/Business	P	P	P	I [I]	Section 20.21.430
Offices, Service	P	■	■	I [I]	
Trade Services	P	P	P	A [I]	
Personal Services	C	■	■	■	
Business Support Services	P	P	P	A [I]	
Banks, Retail	C	■	■	■	
<i>Entertainment-Related Services</i>					
Motion Picture Production and Distribution Services	C	■	■	■	
Recording Studios	A	■	■	■	
Broadcasting Studios	C	C	C	■	
<b>Recreational Uses</b>					
Commercial Recreation	■	C	C	■	
Parks and Recreational Facilities	C	C	C	■	
Pistol, Skeet, Rifle and Archery Ranges	■	C	C	■	
<b>Industrial</b>					
<i>Manufacturing and Processing</i>					
Manufacturing and Processing, Light	P	P	P	P [I]	
Manufacturing and Processing, General	■	P	P	P [I]	
Manufacturing and Processing, Heavy	■	■	C	C [I]	
Manufacturing and Processing, Outdoor	■	■	C	■	
Food Preparation	P	P	■	■	
Spray Booths, Incidental	P	P	P	P	
<i>Hazardous Materials</i>					
Hazardous Waste Collection	I	I	I	■	Section 20.21.260 and Section 20.23.190
Hazardous Waste Treatment and Disposal	■	■	C	■	Section 20.21.260 and Section 20.23.190
Household Hazardous Waste Collection Center	■	C	C	■	Section 20.21.260 and Section 20.23.190

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**20.07.040 – Development Standards**

- A. General Standards.** Table 20.07-2 identifies development standards that apply to all lots and structures located in industrial zoning districts.

TABLE 20.07-2 INDUSTRIAL DEVELOPMENT STANDARDS

Uses	Zoning				Additional Regulations
	BP	M 1	M 2	AD	
<b>Site Requirements</b>					
Lot Area, Minimum	20,000 sq. ft.	20,000 sq. ft.	1 acre	N/A	
Lot Width, Minimum	100 feet	100 feet	200 feet	N/A	
Lot Depth, Minimum	100 feet	100 feet	200 feet	N/A	
Landscape Coverage, Minimum	15%	10%	10%	N/A	
Off-Street Parking and Loading	See Chapter 20.18 (Parking)				
<b>Building Requirements</b>					
<i>Building Setbacks, Minimum</i>					
Front	25 feet	25 feet	25 feet	N/A	Section 20.07.040.B.1, 2 and 3
Rear	0 feet	0 feet	0 feet	N/A	Section 20.07.040.B.1 and 2
Interior Side	0 feet	0 feet	0 feet	N/A	Section 20.07.040.B.1 and 2
Street Side	25 feet	25 feet	25 feet	25 feet	Section 20.07.040.B.1, 2 and 3
Minimum Separation Between Buildings or Structures	Subject to the minimum separation requirements of the Uniform Building Code				
Lot Coverage, Maximum	45%	50%	50%	N/A	
Floor Area Ratio (FAR)	0.6	0.6	0.6	N/A	
<i>Building Height, Maximum</i>					
Stories	N/A	N/A	N/A	N/A	
Feet	75 feet	N/A	N/A	N/A	Section 20.07.040.B 1 and 3

- B. Additional Development Standards.** The following additional standards apply to lots and structures located in industrial zoning districts.

1. An additional 15 feet of setback shall be provided for buildings that are 3 or more stories in height.
2. Industrial properties that abut a residential zone shall provide a minimum setback of 20 feet. Additionally, a 6-foot-high masonry block wall shall be constructed at the property line. The 5 feet nearest the wall shall consist of a landscape screen which will reach a height of at least 10 feet.

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3. Along those portions of a building wall that exceeds 25 feet in height, an additional 1-foot of building setback shall be provided for each 1-foot of building wall height in excess of 25 feet.

**C. Additional AD Standards.** The following additional standards apply to lots and structures located in the Airport Development zoning district.

1. **Setbacks from Streets.** All structures in the AD zoning district shall be setback a minimum of 25 feet from all streets.
2. **Parking.** Parking lots serving uses with the AD zoning district shall be designed as specified in Section 20.19.050 (Parking Lot Landscape Standards).
3. **Design Standards.** All structures in the AD zoning district shall comply with the following design standards.
  - a. **Building Materials.** Building shall be constructed of materials that are high-quality, durable and weather resistant.
  - b. **Colors.** Color schemes shall be complementary with the area and setting. Accent colors shall be compatible with the main theme of the building.
  - c. **Reflective Surfaces.** The use of reflective surfaces and mirrored window glazing shall not interfere with airport and aircraft operations.
  - d. **Relationship to Surroundings.** Building colors, material, trim, accents, detailing, and architectural style shall be integrated into the overall design theme of the airport to encourage architectural visual interest.
  - e. **Entryways.** The building's entryways shall be designed and placed as integrated elements of the overall building design.
  - f. **Multiple Structures.** When multiple structures are planned as part of a single development, the design shall be in a compatible architectural style. All buildings shall be designed with four-sided elevations, with detailing on all sides.

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