

CHAPTER 17.30

BUSINESS AND MANUFACTURING DISTRICTS

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17.30.010 Intent and Purpose

The Business and Manufacturing districts are established to facilitate the development of larger-scale businesses involved in manufacturing, distribution, or services, as well as office and retail uses in some areas. Toward this end, the following districts are established:

(a) Airport Development District (ADD)

The Airport Development District (ADD) provides for a wide range of nonresidential uses, generally encompassing light and heavy industrial, retail, office, and other commercial uses that are oriented around airport operation, services, industries and businesses. The Airport Development District is intended to provide maximum flexibility to the City, landowners, and tenants in establishing and operating non-residential uses. Development is expected to be predominated by buildings of one (1) or two (2) stories, but may attain any heights up to fifty (50) feet. In some cases, retail uses will be on the ground floor, with offices above. All uses in this district will be required to execute aviation easements.

(b) Light Manufacturing (LM)

The Light Manufacturing (LM) district provides for a more limited range of uses, including only light industrial and manufacturing uses which benefit from separation from residential, office, and retail districts.

(c) Manufacturing/Industrial (MI)

The Manufacturing/Industrial (MI) district provides for a wide range of industrial uses, including light and heavy industrial and manufacturing uses. Adult businesses, as defined in Chapter 17.85 of this Code, may be located only in the MI district.

(d) Business Park (BP)

The Business Park land use designation allows for employment uses that may be related and supportive of SCLA along with synergistic uses like research and design, medical and professional offices, schools/studios for professional and business advancement, and health and fitness facilities to attract employment activity from beyond the City's boundary.

(e) Light Manufacturing Cannabis Only (LMCO)

The Light Manufacturing Cannabis Only (LMCO) district provides a cannabis only use that will include cannabis cultivation, manufacturing, distribution/transportation, testing, nursery, and other related cannabis uses or process as may be defined by the City and State of California.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14; Ord. No. 586, Section 3, 5/9/18.]

17.30.020 Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses

(a) Appendix A of this Development Code indicates the uses permitted in the industrial zone districts. Industrial uses represent the primary permitted uses, although other uses are allowed as accessory, conditionally permitted, and temporary uses, as indicated in Appendix A.

(b) Uses listed as conditionally permitted uses are subject to the review requirements and conditions contained in Chapter 17.130 (Conditional Use Permits) of this Zoning Code. Temporary uses and conditions are subject to the review requirements and conditions contained in Chapter 17.155 (Temporary Use Permit). Also, certain uses such as churches and businesses involved in the sale of alcoholic beverages may be subject to Special Use Standards outlined in Chapter 17.80.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14; Ord. No. 581, Sections 3, 4, 12/13/17.]

17.30.030 Location and Development Plan

Location and Development Plan approval, as described in Chapter 17.150 (Location and Development Plan) and Chapter 17.100 (Administrative Procedures), is required for all industrial development projects, except as otherwise permitted by this code.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

17.30.040 Development Standards

(a) General Standards

Table 30-1 provides the development standards for the Airport Development District, the Light Manufacturing District, the Manufacturing/Industrial District, and the Business Park District. Design Review and Standards for Industrial Districts can be found in Section 17.15.070 of this Zoning Code.

(b) Building Materials

Building Material requirements can be found in Section 17.15.070 of this Zoning Code.

(c) Airport Development Standards

Construction within the 65 CNEL Noise Contour of the Airport will be required to conform to construction standards of state and federal guidelines including the Comprehensive Airport Land Use Plan (CALUP) standards. Construction of buildings and structures are limited by the height and lighting requirements of the Federal Aviation Authority (FAA) Regulations Part 77. Aviation easements will be required for each development.

(d) Trash enclosures

Trash enclosures shall be provided for any lot or parcel for the temporary storage and collection of trash, rubbish, and/or garbage (hereafter "trash facilities") in accordance with all of the following requirements:

(1) Trash enclosures may be located within a building, or if in the open, shall be enclosed by a decorative masonry wall, architecturally compatible with the main building. Such trash enclosure shall include a solid gate for bin access and a separate view obscuring pedestrian access.

(2) All trash enclosures visible from streets or public parking areas shall be constructed and finished to be compatible with the architectural details and decor of the primary structure.

(3) All trash enclosures shall be regularly cleaned and maintained;

(4) All trash containers and trash bins shall incorporate a tight-fitting lid;

(5) All trash enclosures shall be located for convenient access by occupants of the site and vehicular access for pick-up and disposal, but shall be either in the rear or on the side of the building.

(6) Trash enclosures are prohibited in the front setback, or any setback areas abutting residential zones, or properties used for residential purposes.

(e) Buffering and Screening

(1) A minimum eight (8) foot high masonry wall shall be provided adjacent to residential used or zoned areas.

(2) A low wall, berm, or solid landscaped hedge 36" to 42" in height shall be provided between public streets and parking and driveway areas to screen parking areas, per Chapter 17.60 (Landscape/Water Conservation).

(3) See screening requirements for outdoor uses, display, and storage in Section 17.30.070 .

(f) On-site Lighting

(1) All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way.

(2) Light fixtures shall be shielded so no light is emitted above the horizontal plane of the bottom of the light fixture.

(3) Light fixtures shall be shielded so no light above 0.5 foot-candle spills over onto adjacent properties and rights-of-way. There shall be no spillover (0.0 foot-candle) onto adjacent residential used or zoned properties.

(g) Noise

Noise requirements are subject to Chapter 17.90 (Performance Standards) of this Zoning Code.

(h) Landscaping/Water Conservation

All landscaping shall comply with the requirements of Chapters 17.60, Landscaping/Water Conservation and 17.15 Design Review of this Zoning Code.

(i) Signs

All signs shall conform to Chapter 17.70 (Signs) of this Development Code.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

17.30.050 Parking and Loading

Parking and loading requirements are subject to Chapter 17.65 (Parking and Loading) and Chapter 17.15 (Design Review) of this Zoning Code. Where a mix of use types is proposed in the Airport Development District (ADD) (e.g., retail, office, and manufacturing), an alternative parking standard may be approved by the Planning Director subject to approval of a Location and Development Plan (LDP) and Variance. Changes in parking standards must be accompanied by a parking analysis, which will be reviewed by the City Traffic Engineer.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

17.30.070 Outdoor Uses, Display and Storage

(a) Outdoor Uses and Storage shall be located behind the building or screened from public rights-of-way by a minimum eight (8) foot high solid, masonry wall, which shall be setback from the public right-of-way in accordance with the setbacks for buildings set forth in Table 30-1 - Development Standards.

(b) Storage shall not exceed the height of the wall along public rights-of-way

(c) Access gates along any masonry wall around outdoor uses or storage areas shall be solid and the same height as the wall.

(d) Outdoor Storage areas shall be treated to control dust and driveways in outdoor storage areas shall be paved.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

17.30.080 Manufacturing/Industrial Condominiums

Any proposed subdivision of a Manufacturing/Industrial use for condominium purposes (either new construction or conversion) shall require a parcel map and shall be consistent with the State Subdivision Map Act as contained in the Government Code and be in accordance with the requirements of Adelanto City Ordinance No. 277U and Ordinance No. 298, or their successors.

[Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

TABLE 30-1

ADD, LM, MI, AND BP DEVELOPMENT ZONE DISTRICTS - DEVELOPMENT STANDARDS

Development Standard	Zone Districts			
	ADD	LM/LMCO	MI*	BP
	Zone Districts			
	ADD	LM/LMCO	MI*	BP
A. Minimum Lot Size	20,000 sf (a)			
B. Minimum Lot Dimensions	100 ft.			
• Width	100 ft.			
• Depth	Minimum lot dimensions may be reduced through the use of a condominium-type project where areas smaller than the minimum standards are sold, leased, or rented to individual users.			
C. Maximum Building Height	50 ft. (3 stories) or per Comprehensive Airport Land Use Plan (CALUP)	50 ft. (3 stories)	North of Holly Road and correctional facilities: 60 ft. South of Holly Road: 75 ft. (or per Comprehensive Airport Land Use Plan [CALUP])	50 ft. (or per Comprehensive Airport Land Use Plan [CALUP])
D. Landscaping Required	At least 5% of the project area (exclusive of areas within a public right of way) must be landscaped.			
E. Parking Lot Landscaping	At least 10% of parking areas (exclusive of loading areas) must be landscaped. This landscaping may be counted toward the total site area landscaping required in item E above.			
F. Maximum Floor Area Ratio (FAR)	No Maximum Floor Area Ratio. FAR will be subject to meeting parking and landscaping standards.			0.75 FAR. FAR will be subject to meeting parking and landscaping standards

<p>G. Minimum Front Yard Setback</p> <ul style="list-style-type: none"> • Setback to Building • Setback to Parking Area 	<p>25 ft.</p> <p>10 ft.</p>
<p>H. Minimum Side Yard Setbacks</p> <ul style="list-style-type: none"> • All Street Sides - Setback to Building • All Street Sides - Setback to Parking • All Others • Abutting residential district 	<p>25 ft.</p> <p>10 ft.</p> <p>0 ft.</p> <p>Twenty-five (25) feet landscaped setback for buildings up to thirty-five (35) feet tall. Buildings over thirty-five (35) feet shall be setback two (2) additional feet for each additional one (1) foot height of building over thirty-five (35) feet. May be reduced to zero (0) if approved by the City and the Fire Department.</p>
<p>I. Minimum Rear Yard Setback</p> <ul style="list-style-type: none"> • Abutting residential district • Street Side - Setback to Building • Street Side - Setback to Parking • All Other 	<p>Twenty-five (25) feet landscaped setback for buildings up to thirty-five (35) feet tall. Buildings over thirty-five (35) feet shall be setback two (2) additional feet for each additional one (1) foot height of building over thirty-five (35) feet. May be reduced to zero (0) if approved by the City and the Fire Department.</p> <p>25 ft.</p> <p>10 ft.</p> <p>0 ft.</p>
<p>Abbreviations: sf = square feet; ft. = feet Notes:</p> <p>(a) Except in a condominium development, where a different minimum lot size standard may be provided.</p>	

[Ord. No. 583, Section 4, 2/28/18; Ord. No. 586, Section 4, 5/9/18.]

17.30.090 Requirements for Recycling Facilities, Service Stations and Drive-through Facilities

The requirements of Sections 17.25.090, Recycling Facilities; 17.25.100, Service Stations; and 17.25.110, Drive-Through Facilities shall also apply in the Light Manufacturing, Manufacturing/Industrial, Business Park and Airport Development Districts.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]