Proposed Development Code Updates for Industrial Uses

The City has drafted a series of updates to its industrial zoning districts with the intent of making applicable zones easier to occupy for new industrial users, increasing the zones that allow for certain industrial uses, eliminating reliance on the non-conforming use provisions, and making language more consistent with industry language in land use descriptions. All revisions included are drafts and will require review by the Planning Commission and approval from the City Council for their final adoption. The draft updates are summarized below and are inclusive of only industrial land use descriptions and industrial use tables in the specified zones listed. All other non-industrial sections and zones remain as they are currently in the Development Code. Comments on the proposed changes can be submitted to Associate Planner Sophia Serafin (sophia.serafin@cityofrc.us) no later than January 3, 2027 for consideration.

Industrial Land Use Descriptions

Many of the existing industrial land use descriptions are drafted to be broader and remove contradictions and/or inconsistencies. For example, the "Research and Development" description has been updated to remove the list of typical activities in order to streamline the description and focus on the intent of the use rather than specific sub-categories. Broader land use descriptions allow for more flexibility in applying them to various industrial operations that fall within a definition.

In an effort to reorganize and consolidate all uses related to warehouses, e-commerce, wholesale, and distribution centers, a new general category of "Warehousing" is proposed with multiple subcategories intended to capture all types of warehousing including E-Commerce, Parcel Storing, Parcel Hub, and Wholesale. E-Commerce uses also include specific descriptions for "Micro", "Small", and "Large" facilities to establish new thresholds on facility sizes. These new categories, and their associated descriptions, create a simpler and more comprehensive structure for utilizing and administering such industrial uses.

Traditional Zoning Districts - Neo-Industrial (NI) & Industrial Employment (IE)

The Allowed Land Use table for the Neo-Industrial (NI) and Industrial Employment (IE) zoning districts has been updated to reflect the new industrial land use descriptions and their associated permit requirements. With the exception of a handful of industrial land uses, the vast majority of uses are now either permitted by-right or require an administrative Minor Use Permit. In particular, the new Warehousing uses will be permitted by-right with the exception of "Parcel Hub" and "Parcel Sorting Facility", which remain not permitted within the City within any zones.

Form-Based Zoning Districts – CE1-SWC, ME1, ME2, CO1, and CO2

Similar to the Traditional Zoning Districts, the Allowed Land Use table for the CE1-SWC, ME1, ME2, CO1, and CO2 zones have been updated to reflect the new industrial land uses and the associated permit requirements. Most notably, the ME2 and CO1 zones are revised to include allowances for all allowed Warehousing uses in existing industrial buildings that were in the process of entitlement, entitled, in plan check, under construction, finaled, or received a business license prior to June 1, 2022, which is the date the form-based zoning districts were first introduced into the City's Development Code and Zoning Map. The Micro E-Commerce Warehousing use was also extended to the CE1-SWC and ME1 zones for existing buildings that meet the previously listed qualifications. The CO2 zone expanded allowed uses. Additionally, existing industrial uses that are listed in the form-based land use table, mainly manufacturing uses, changed to either be permitted by right or with a Minor Use Permit. Overall, many of the industrial sites affected by the transition to the form-based code are provided greater opportunities to tenant the spaces with a broader range of industrial users than previously permitted.

Large Warehouse Overlay

Lastly, the Large Warehouse Overlay, which required industrial buildings larger than 450,000 square feet adopt a master plan, will be removed from the Development Code and Zoning Map. The overlay will no longer be applicable to any parcels within the city.

CE2 Zone

It is understood that there are parcels located within the CE2 zoning designation that contain industrial development and uses. The parcel within the CE2 zone will be evaluated on a parcel-by-parcel basis. This will occur immediately following the completion of the above listed updates in a Phase 2 industrial land use update.

The following are draft use description changes to only the below listed industrial uses in. All other uses not included retain the definitions as they currently are listed in the Development Code.

A. Automobile and Vehicle Uses.

1. Auto and Vehicle Sales and Rental. Retail establishments selling and/or renting automobiles, trucks, and vans. Includes the sales and rental of mobile homes, recreational vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto parts sales"), bicycle and moped sales (see "Retail, general"), tire sales and repair establishments (see "Vehicle services, major"), businesses dealing exclusively in used parts (see "Recycling facility, scrap and dismantling"), or service station, all of which are separately defined.
    a. Auto Vehicle Rental, Automobiles. Commercial establishment that solely rents conventional automobiles. May also include outdoor vehicle storage, minor repair shop, and cleaning facilities for rental cars.
    b. Auto Vehicle Rental, Trucks. Commercial establishment that solely rents trucks and vans. May also include outdoor vehicle storage, minor repair shop, and cleaning facilities for rental trucks and vans.

B. Industrial, Manufacturing, And Processing Uses.

1. Commercial (Accessory)—Industrial. On-site, retail sales of products within an industrial building (the subject building) for walk-in customers and/or will call customers who order products via the internet/telephone or at a separate location such as a retail store. This use is secondary/accessory to the primary industrial use(s) that occur on-site and/or within the subject building, such as manufacturing, wholesale, storage, and distribution. The products available for retail sale shall be limited to products that are manufactured on-site or within the subject building, that are primarily sold on a wholesale basis, and/or are stored in, and/or distributed from, the subject building.

Commercial areas are limited to 25 percent of the gross floor area of the subject building or areas originally designated for offices, whichever is less. A use not permitted to operate as a principal use, such as a marijuana dispensary, is not permitted within this land use classification. A use that requires a conditional use permit, entertainment permit, or adult entertainment permit in order to operate as a principal use is subject to the same permitting requirements within this land use classification.

2. Commercial/Medical (re-purposing)—Industrial. A single, large commercial or medical tenant or a set of multiple commercial or medical uses operating together as subtenants in a building that was originally designed for a single industrial tenant.

With the exception of specific uses identified in Table 17.30.030-1, a use that is not permitted to operate as a principal use, such as a marijuana dispensary, is not permitted

within this land use classification. A use that requires a conditional use permit, entertainment permit, or adult entertainment permit in order to operate as a principal use is subject to the same permitting requirements within this land use classification.

3. Contractor's Yard. Activities typically include storage of equipment, materials, and vehicles for contractors who are in the trades involving construction activities which include, but are not limited to, plumbing, painting, electrical, roofing, carpentry, and other services. Contractor's Yard may include an ancillary office structure. Screening of outdoor storage is required as per Chapter 17.48 (Fences, Walls, and Screening).

4. Data Center. A facility, or part of a facility, that houses computing infrastructure, including graphics and central processing units, servers, storage devices, networking equipment, and associated power and cooling systems, for the primary purpose of processing, storing, and distributing large amounts of electronic data for on site or off-site users. Does not include accessory server rooms for containing computer servers, data storage equipment, network switching equipment, telecommunications equipment, and related supporting equipment, including cooling, electrical, backup power, and security systems, that is used solely in conjunction with and incidental to the primary land use on the same lot or site.

5. Food processing/manufacturing. Activities that include methods of turning raw food products into refined ingredients or taking products and ingredients to create a final product that is suitable for human consumption. Through various processes such as washing, chopping, pasteurizing, freezing, fermenting, packaging, and cooking. Includes the manufacturing of pet food.

6. Lumber yard. Activities include the storage, sale, and display of lumber, wood, and building construction materials. Products may be stored outside or within a structure. Onsite milling and planing of wood is prohibited.

7. Maker space. Workshops or studios that allow for the communal usage of equipment, tools, and resources in order for small-scale and hand-fabricated production of tangible goods and products. Goods are predominantly manufactured and fabricated involving only the use of hand tools or domestic-scaled mechanical equipment and kilns not exceeding 20 square feet in size. Retail sales are permitted on site. Accessory retail areas cannot exceed 30 percent of the maker space floor area.

8. Manufacturing, green technology. Activities which are related to the manufacturing of environmentally friendly finished equipment, parts, or technology which utilizes semi-finished manufactured materials rather than raw materials. The uses do not typically produce odors, noise, vibration, or particulates that would adversely affect uses in the same structure or on a same site.

9. Manufacturing. Production use that maintains a primary manufacturing or fabrication component involving the making or processing of materials and/or components into products. The new product may be finished in that it is ready for use or consumption or it may be semi-finished to become a component for further assembly and packaging. The activities do not produce odors, noise, vibration, hazardous waste materials, or particulates that would adversely affect other uses in the structure or on the same site.

a. Manufacturing – large. A light manufacturing facility with a minimum gross floor area over 75,000 square feet

b. Manufacturing – small. A light manufacturing facility with 75,000 square feet or less in gross floor area.

10. Microbrewery. A small-scale brewery operation dedicated to the production of specialty beers and producing less than 15,000 barrels (465,000 U.S. gallons) per year. Ancillary on-site tasting and/or retail sales of beers produced on site for off-site consumption may be permitted when approved by a minor use permit.

11. Printing and publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include "quick printing" services or desktop publishing which are included in "business support services."

12. Recycling facility, collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, reverse vending machines, and unattended containers placed for the donation of recyclable materials. (add something about donation bins – recycling/reuse facility)

13. Recycling facility, processing. A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing.

14. Research and development. Indoor facility engaged in the investigation, innovation, design, testing, and development of new products, materials, processes, or technology that is not associated with an onsite manufacturing facility. Does not include computer software companies (see "Office, business and professional")

15. Storage, personal storage facility. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. Includes full service storage facilities. May include recreational vehicle storage.

16. Warehousing. The use of a building primarily for the storage of goods of any type and used for the sale or distribution of those goods to their direct customers (excluding bulk storage of materials which are flammable or explosive or which create hazardous or commonly recognized offensive conditions).

    a. Warehousing, E-Commerce. Activities that involve the buying, selling, and distribution of products online. Products are transported using freight trucks and stored in warehouses or fulfillment centers to then be distributed to designated

shipping locations using delivery trucks. Includes the following categories of e-commerce distribution.

i. E-Commerce, Micro. Storage and distribution of e-commerce products to consumers or end-users, either directly or indirectly, with a gross floor area up to 10,000 square feet.

ii. E-Commerce, Small. Storage and distribution of e-commerce products to consumers or end-users, either directly or indirectly, with a gross floor area ranging from 10,000 to 75,000 square feet.

iii. E-Commerce, Large. Storage and distribution of e-commerce products to consumers or end-users, either directly or indirectly, with a gross floor area over 75,000 square feet.

b. Warehousing, Parcel Hub. A "last mile" facility or similar establishment for the processing and/or redistribution of parcels or products. A parcel hub's primary function is moving a shipment from one mode of transport to another for delivery directly to consumers or end-users.

c. Warehousing, Parcel Sorting Facility. An establishment for sorting and/or re-distribution of parcels or products from distribution/fulfillment centers to a parcel hub via intramodal transit truck-to-truck.

d. Warehousing, Wholesale. A facility utilized for wholesaling and distribution of finished products and/or food products. Activities under this classification shall be conducted in enclosed buildings. Includes incidental storage.

i. Wholesale, Small. Activities under this classification shall be conducted in enclosed buildings and with a gross floor area of 75,000 square feet.

ii. Wholesale, Large. Activities under this classification shall be conducted in enclosed buildings and with a gross floor area of that occupy greater than 75,000 square feet of building space.

17. Work/live. A building or spaces within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work and the work space is at least twice the size of the residential area. Includes small-scale, industrial uses that are permitted within the zone with limited on-site sales. No more than two inhabitants are permitted to live on the premises and there is a maximum gross floor area of 30,000 square feet

The following are draft land use permitting changes to only the below listed industrial uses in the NI and IE zones. All other uses not included remain as they currently are listed in the Development Code.

Traditional Zones

Land Use	NI	IE
Auto Vehicle Rental, Automobiles	M	M
Auto Vehicle Rental, Trucks	M	M
Auto Vehicle Sales	M	M
Commercial (Accessory) – Industrial	P	P
Commercial/Medical Repurposing – Industrial	M	M
Contractor's Yard	M	M
Data Center	N	N
Equipment Sales and Rental	M	M
Food Processing/Manufacturing	P	P
Lumber Yard	P	P
Maker Space	P	P
Manufacturing, Green Technology	P	P
Manufacturing – Small	P	P
Manufacturing – Large	P	P
Microbrewery	P	P
Printing and Publishing	P	P
Recycling Facility, Collection	M	M
Recycling Facility, Processing	C	C
Research and Development	P	P
Retail, Warehouse Club	M	M
Storage, Personal Storage Facility	C	C
Warehousing, E-Commerce - Micro	P	P
Warehousing, E-Commerce – Small	P	P
Warehousing, E-Commerce – Large	P	P
Warehousing, Parcel Sorting Facility	N	N
Warehousing, Parcel Hub	N	N
Warehousing, Wholesale – Small	P	P
Warehousing, Wholesale - Large	P	P
Work/Live	P	P

The following are draft land use permitting changes to only the below listed industrial uses in the CE1-SWC, ME1, ME2, CO1, and CO2 zones. All other uses not included remain as they currently are listed in the Development Code.

Form-Based Zones

Land Use	CE1 - SWC	ME1	ME2	CO1	CO2
Commercial (Accessory) - Industrial	N	P	P	P	P
Commercial/Medical Repurposing - Industrial	N	P	P	P	P
Data Center	N	N	N	N	N
Maker Space	P	P	P	M	M
Food Processing/Manufacturing	N	P	P	N	N
Manufacturing, Green Technology	M	P	P	N	N
Manufacturing – Small	M	P	P	N	N
Manufacturing – Large	N	P	P	N	N
Microbrewery	N	M	M	M	M
Printing and Publishing	P	P	P	N	N
Research and Development	P	P	P	M	M
Warehousing, E-Commerce – Micro[1]	P	P	P	P	N
Warehousing, E-Commerce – Small[1]	N	N	P	P	N
Warehousing, E-Commerce – Large[1]	N	N	P	P	N
Warehousing, Parcel Sorting Facility	N	N	N	N	N
Warehousing, Parcel Hub	N	N	N	N	N
Warehousing, Wholesale – Small[1]	N	N	P	P	N
Warehousing, Wholesale – Large[1]	N	N	P	P	N

[1] Use only applicable to existing industrial buildings in the Center 1 – Southwest Cucamonga (CE1-SWC), Mixed-Employment 1 (ME1), Mixed Employment 2 (ME2), and Corridor 1 (CO1) zones that were in the process of entitlement (application deemed accepted), entitled, in plan check, under construction, finaled, or received a business license prior to the adoption of Ordinance 1000, which occurred on June 1, 2022.