

GUIDE TO INDUSTRIAL ZONES



PLANNING DIVISION - DEPARTMENT OF DEVELOPMENT SERVICES

Below is a summary of the basic development standards in the Light Industrial (IL) and General Industrial (IG) zones. It is not comprehensive of the full development requirements. Please refer to Title 13-Zoning of the City's online Municipal Code at <http://qcode.us/codes/santee/> for the complete Zoning Ordinance.

SITE DIMENSION AND HEIGHT LIMITATIONS (Table 13.14.040A)

<u>FEATURE</u>	<u>STANDARD</u>	
	<u>IL</u>	<u>IG</u>
Minimum site/lot area (for <i>newly created</i> lots)	20,000 sq.ft.	40,000 sq.ft.
Minimum lot width (for <i>newly created</i> lots)	100 feet	150 feet
Height limitations (maximums)		
a. Within 50 feet of a residential zone	25 feet	25 feet
b. Other locations	40 feet ¹	40 feet ¹

¹ Proposals for development exceeding this height require the approval of a Conditional Use Permit

BUILDING, PARKING, LANDSCAPING SETBACKS (Table 13.14.040B)

<u>YARD</u>	<u>BUILDING</u>	<u>PARKING</u>	<u>LANDSCAPING</u>
Street yard setback (measured from the ultimate right-of-way of any adjacent street)	15 feet	10 feet	Entire front setback
Rear property line setback:			
a. Adjacent to residential zone	25 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet ²	0	0
Interior side property line setback:			
a. Adjacent to residential zone	25 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet ²	5 feet ¹	5 feet ¹

¹ Unless specifically waived by the Director of Development Services

² The 5-foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director of Development Services on two adjacent developments that share a common wall on the property line between the 2 lots or where a 5-foot easement from the adjoining property owner has been acquired to ensure adequate maintenance of proposed building.

GREEN BUILDING

All new industrial buildings shall meet or exceed California's Green Building Standards Tier 2 Voluntary Measures, and must provide cool roofs, photovoltaic systems, and electric vehicle charging stations, unless exempt.

PARKING STANDARDS

- Mini Storage Uses - one parking space per 5,000 sq.ft. of gross floor area.
- Most All Other Industrial Uses – one parking space per 500 sq.ft. of gross floor area.
- Minimum driveway and drive aisle width is 26 feet. The design standards for parking are discussed in the *Guide to Parking Standards*. However, parking lot landscaping (including one tree per 3 spaces) must be provided equal to 10% of the parking lot area (including the parking spaces, driveways, and maneuvering room).