

Standards	Commercial-Retail	Business Park	Light Industrial
1. Where the front, side or rear yard within an Light Industrial planning area adjoins a commercially-zoned lot and where the front, side or rear yard within any planning area adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum building setback from the property line shall be.			
Front	25 feet	25 feet	50 feet
Side	25 feet	25 feet	50 feet
Rear	25 feet	25 feet	50 feet
2. A minimum 50 foot building setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required. [See also Landscape Yard Setbacks, Item D.2, below]			
3. Where the front, side or rear yard adjoins a lot zoned a classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum building setback measured from the front, side and rear property line shall be:			
Front	No Minimum	No Minimum	No Minimum
Side	No Minimum	No Minimum	10 feet for the two side lot areas combined
Rear	No Minimum	No Minimum	15 feet
<b>D) Landscaped Yard Setbacks</b>			
1. A minimum landscape strip adjacent to street right-of-way lines, as permitted under Building/Parking Areas Item A.1 above, shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way			
2. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, or PRD, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.			
<b>Height Requirements<sup>1, 2, 3</sup></b>			
Maximum building height	50 feet	50 feet	50 feet
Maximum structure height at the yard setback line.	35 Feet	45 feet	45 feet
1. Any portion of a building which exceeds the setback line height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet.			
2. A greater height is approvable pursuant to Section 5.1 of the City of Eastvale Municipal Zoning Code. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, or 105 feet for other structures is specifically permitted under the provisions of Section 5.1 of the City of Eastvale Municipal Zoning Code.			
3. Buildings within ALUC Compatibility Zone B1 shall have no more than 2 habitable floors and buildings within Zone C shall have no more than 3 habitable floors.			
<b>Masonry Walls<sup>1</sup></b>			
Minimum Height	6 to 8 feet	6 to 8 feet	6 to 8 feet
1. A solid masonry wall or combination landscaped earthen berm and masonry wall of the minimum height specified herein, shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.			

**NOTES:**

- A Policies numbered below are applicable to Table 2-7 unless otherwise noted by the most recently adopted Chino Airport CLUP.
- 1 Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
  - 2 Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
  - 3 Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
  - 4 The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
  - 5 As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
  - 6 The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
  - 7 Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
  - 8 An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
  - 9 Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
  - 10 Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheatres and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
  - 11 Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
  - 12 Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
  - 13 NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
  - 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
  - 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not be obstructions. See Policies 4.3.3 and 4.3.4.
  - 16 Two options are provided for residential densities in Compatibility Zone D. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for Zone D apply to both options.
  - 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
  - 18 Although no explicit upper limit on usage intensity is defined for Zone E, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in Zone E if its usage intensity is such that it would be permitted in Zone D.