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## C. LAND USE, PLANNING AND DESIGN STANDARDS BY PLANNING AREA

### 1. PLANNING AREA 1: LIGHT INDUSTRIAL

#### a) Descriptive Summary

Planning Area 1, depicted in *Figure III-15, Planning Area 1*, provides for the development of approximately 27.15 acres of light industrial and warehouse/distribution land uses in that portion of the MAJESTIC FREEWAY BUSINESS CENTER located east of Harvill Avenue, south of Perry Street, and west and north of Messenia Lane. Approximately 597,500 square feet of buildings will be constructed within Planning Area 1 at an estimated Floor Area Ratio (FAR) of 0.51.

#### b) Land Use and Development Standards

For permitted land uses and development standards such as setbacks, maximum building heights, and landscaping requirements, refer to Riverside County Ordinance No. 348, Section 11.1 (M-SC Zone). (See *Figure III-16, Existing Zoning*.)

#### c) Planning Standards

- 1) Access to Planning Area 1 shall be provided from Harvill Avenue, Perry Street and Messenia Lane.
- 2) Please refer to Section IV.D for specific Design Guidelines and other related design criteria and to Section IV.E for specific Landscaping Guidelines.
- 3) Please refer to Section III.B for the following Development Plans and Standards that apply site-wide:

III.B.1: Comprehensive Land Use Plan

III.B.2: Circulation Plan

III.B.3: Drainage Plan

III.B.4: Conceptual Landscaping Plan

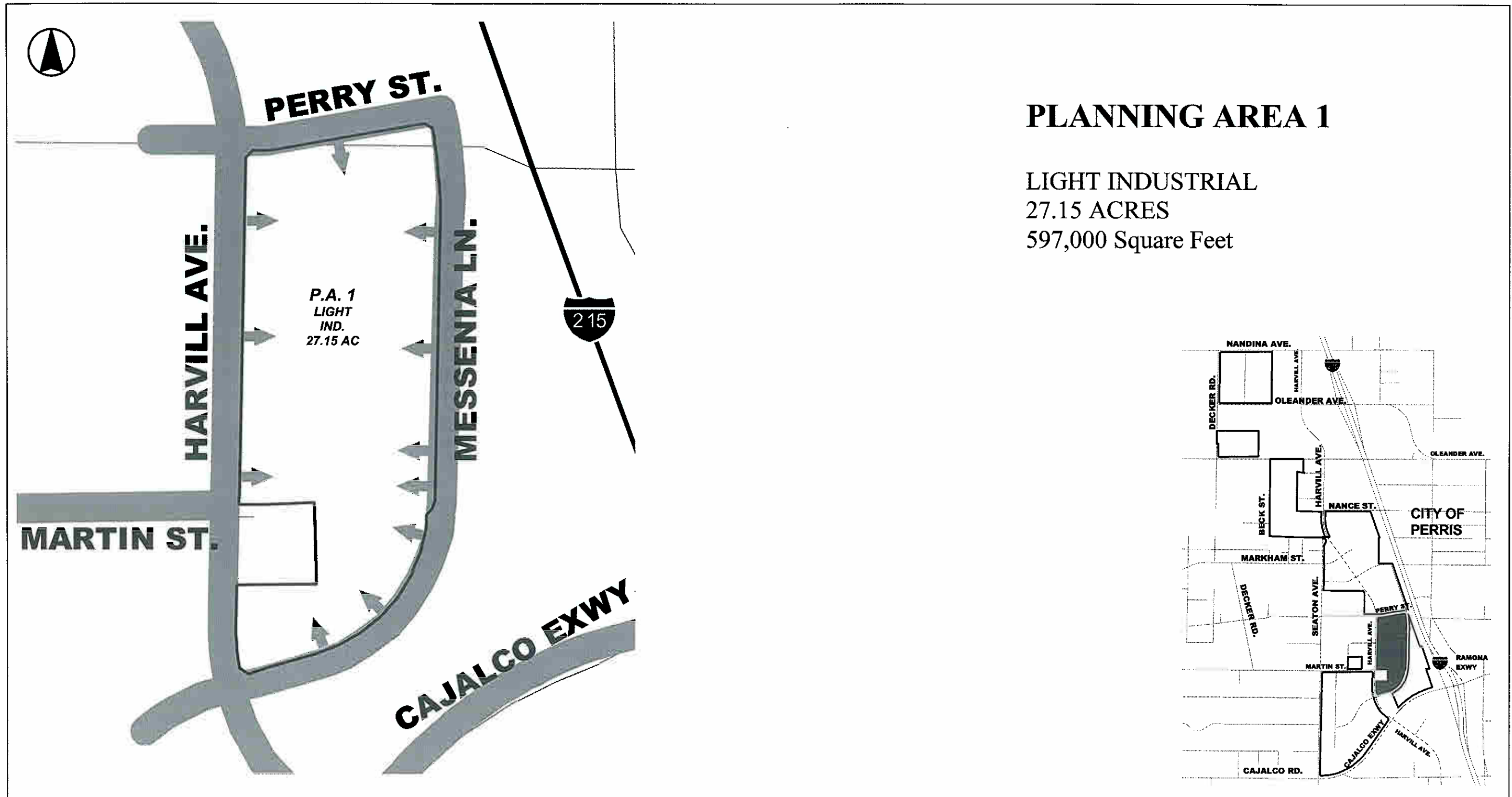
III.B.5: Conceptual Water and Sewer Plan

III.B.6: Grading Plan

III.B.7: Public Facilities and Phasing Requirements

III.B.8: Comprehensive Maintenance Plan

III.B.9: Airport Zones



# PLANNING AREA 1

LIGHT INDUSTRIAL  
27.15 ACRES  
597,000 Square Feet

**Figure III-15**  
**Planning Area 1**  
*Majestic Freeway Business Center*

