

5. PLANNING AREA 5: LIGHT INDUSTRIAL

**a) Descriptive Summary**

Planning Area 5, depicted in *Figure III-21, Planning Area 5*, provides for the development of approximately 70.12 acres of light industrial and warehouse/distribution land uses in that portion of the MAJESTIC FREEWAY BUSINESS CENTER located north of Perry Street, east of Seaton Avenue and south of Nance Street. Approximately 1,508,000 square feet of buildings will be constructed within Planning Area 5 at an estimated FAR of 0.49.

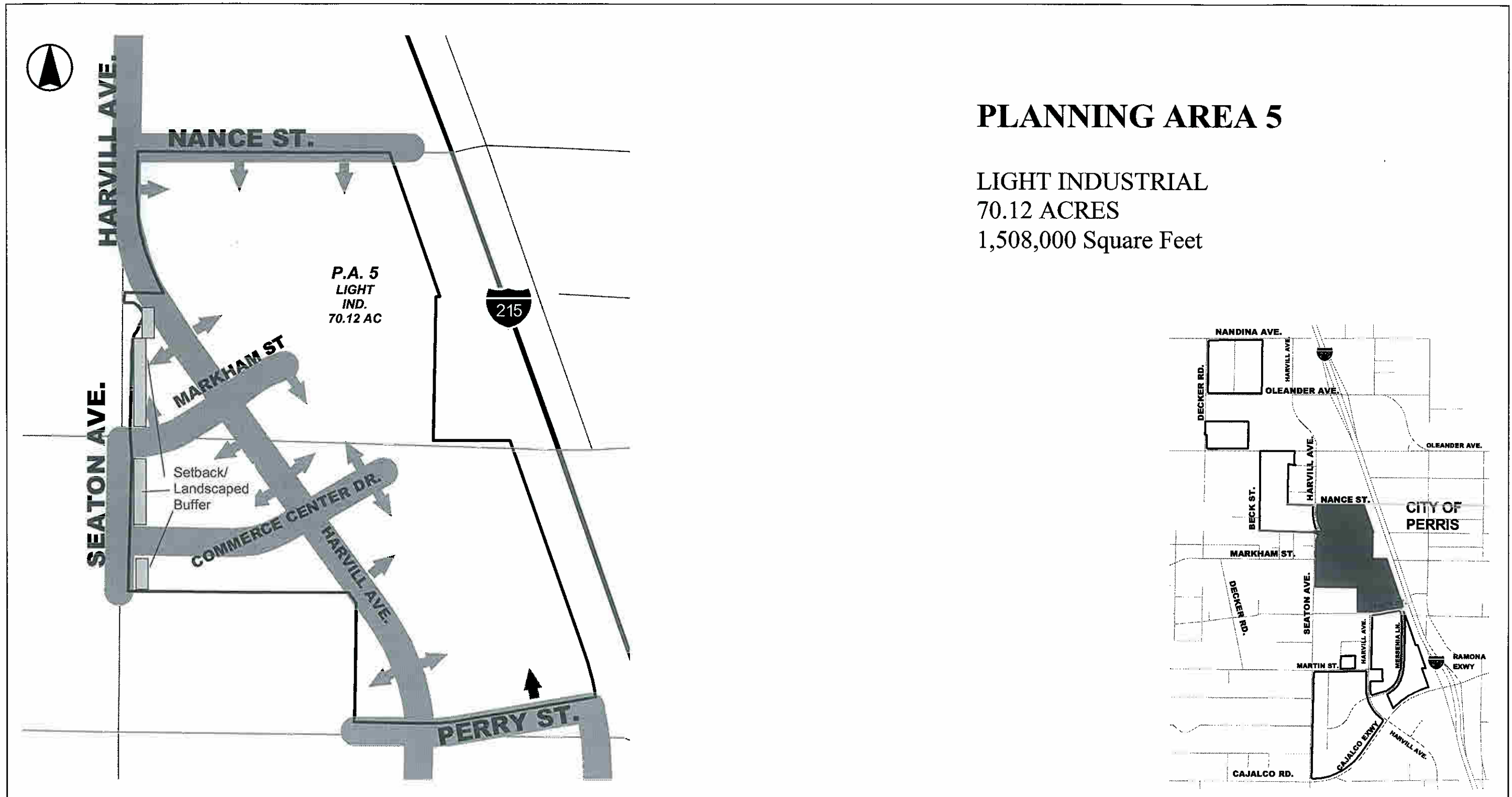
**b) Land Use and Development Standards**

For permitted land uses and development standards such as setbacks, maximum building heights, and landscaping requirements, refer to Riverside County Ordinance No. 348, Sections 10.1 (I-P Zone) and 11.1 (M-SC Zone). (See *Figure III-16, Existing Zoning.*)

**c) Planning Standards**

- 1) Access to Planning Area 5 shall be provided from Harvill Avenue, Perry Street, Markham Street, Commerce Center Drive and Nance Street.
- 2) As may be necessitated by the design of implementing development projects, portions of Messenia Lane and Commerce Center Drive may be vacated consistent with the street circulation set forth in *Figure III-12, Conceptual Phasing Plan.*
- 3) A minimum 50-foot setback shall be placed along the western edge of Planning Area 2, as shown on *Figure III-21, Planning Area 5.* 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 also be used.
- 4) Please refer to Section III.D for specific Design Guidelines and other related design criteria and to Section III.E for specific Landscaping Guidelines.
- 5) Please refer to Section III.B for the following Development Plans and Standards that apply site-wide:

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| III.B.1: Comprehensive Land Use Plan     | III.B.6: Grading Plan                               |
| III.B.2: Circulation Plan                | III.B.7: Public Facilities and Phasing Requirements |
| III.B.3: Drainage Plan                   | III.B.8: Comprehensive Maintenance Plan             |
| III.B.4: Conceptual Landscaping Plan     | III.B.9: Airport Zones                              |
| III.B.5: Conceptual Water and Sewer Plan |   |



# PLANNING AREA 5

LIGHT INDUSTRIAL  
70.12 ACRES  
1,508,000 Square Feet

Figure III-21  
**Planning Area 5**  
*Majestic Freeway Business Center*