

## 6. PLANNING AREA 6: LIGHT INDUSTRIAL

### a) Descriptive Summary

Planning Area 6, depicted in *Figure III-22, Planning Area 6*, provides for the development of approximately 38.13 acres of light industrial and warehouse/distribution land uses in that portion of the MAJESTIC FREEWAY BUSINESS CENTER located west of Harvill Avenue, south of Old Oleander Avenue and east of Beck Street. Light industrial and warehouse/distribution uses totaling approximately 830,000 square feet will be constructed within Planning Area 6 at an estimated FAR of 0.50.

### 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 6 shall be provided from Harvill Avenue, Old Oleander Avenue, Beck Street and Peregrine Way.
- 2) A minimum 50-foot setback shall be placed along the western edge of Planning Area 2, as shown on *Figure III-22, Planning Area 6*. 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.
- 3) Please refer to Section III.D for specific Design Guidelines and other related design criteria and to Section III.E for specific Landscaping Guidelines.
- 4) 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 6

LIGHT INDUSTRIAL  
38.13 ACRES  
830,000 Square Feet

