

3. PLANNING AREA 3: LIGHT INDUSTRIAL

a) Descriptive Summary

Planning Area 3, depicted in *Figure III-19, Planning Area 3*, provides for the development of light industrial and warehouse/distribution land uses on 2.10 acres located on the north side of Martin Street, west of Harvill Avenue. Approximately 45,500 square feet of light industrial and/or warehouse/distribution uses will be constructed within Planning Area 3 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, Section 11.1 (M-SC Zone). (See *Figure III-16, Existing Zoning*.)

c) Planning Standards

- 1) Access to Planning Area 3 shall be provided from Martin Street.
- 2) Please refer to Section III.D for specific Design Guidelines and other related design criteria and to Section III.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

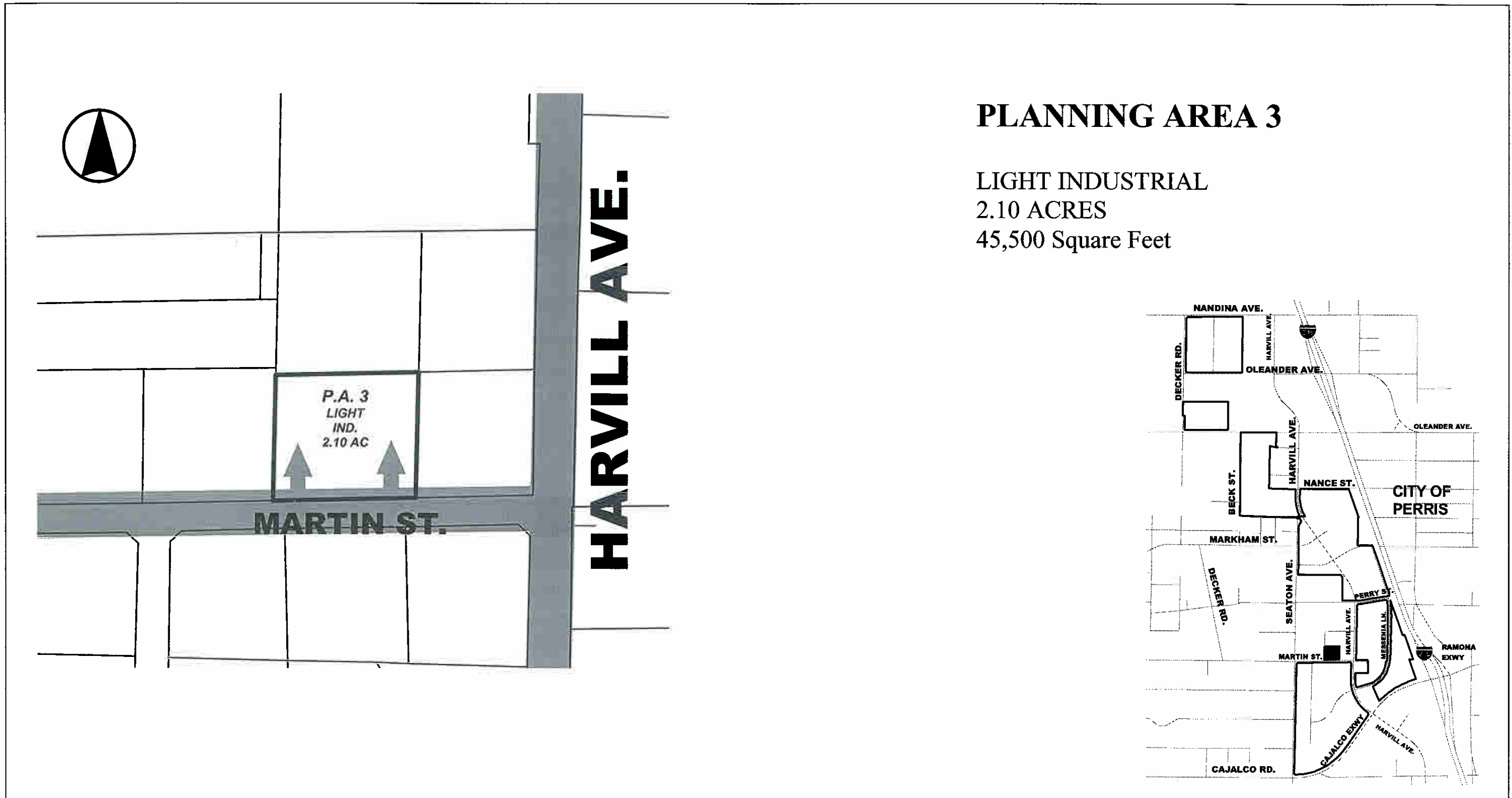
III.B.5: Conceptual Water and Sewer Plan

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 3

LIGHT INDUSTRIAL
2.10 ACRES
45,500 Square Feet