

CHAPTER 17.44  
INDUSTRIAL ZONES

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**17.44.010 Purpose.**

(A) **M-1 Light Manufacturing Zone.** The M-1 (Light Manufacturing) Zone is intended for light manufacturing and industrial uses. The purpose of the M-1 zone is to provide for manufacturing uses that are generally passive because the M-1 zone can be established adjacent to residential and commercial areas.

(B) **M-2 General Manufacturing Zone.** The M-2 (General Manufacturing) Zone is intended for general manufacturing and industrial uses. The M-2 zone allows for the establishment of the most common manufacturing uses and processes, including the treatment, processing and fabrication of goods from raw materials. The M-2 zone is located in areas that are well suited for the manufacture of goods requiring night shift work, frequent truck activity and the transfer of bulk processed goods.

(C) **M-3 Heavy Manufacturing Zone.** The M-3 (Heavy Manufacturing) Zone is intended for heavy manufacturing and industrial uses. The M-3 zone allows for manufacturing uses that may produce noise, dust and heat and for uses that require the utilization or mixing of toxic chemicals. The M-3 zone is primarily established at locations removed from commercial and residential areas.

(D) **M-4 Industrial Park Zone.**

(1) The M-4 (Industrial Park) Zone is designed to provide attractive sites for restricted industrial development at desirable locations in an environment designed for industrial concerns engaged in research, development, production and distribution and shall include the administrative, financial or executive offices related thereto. Such developments shall be compatible with surrounding present and future residential neighborhoods.

(2) The standards and requirements for the M-4 zone are intended to encourage the establishment of industries which are compatible with one another and to minimize traffic congestion, noise, glare, fire and safety hazards, air pollution, water pollution, emission of smoke, fumes, ash, dust, gas odors or vibrations which are inconsistent with the intent and purpose of this zone. These standards are established to assure environmental development, including landscaping of open space, to provide a continuation of the surrounding residential atmosphere and healthful productive working conditions. ('78 Code, § 17.44.010.) (Ord. 2365 § 1 (part), 1998.)

17.44.020 Applicability.

Except as specifically provided elsewhere in this title, every building and premise or land in the M-1, M-2, M-3 and M-4 zones shall be used for or occupied, and every building shall be erected, constructed, altered, enlarged, maintained, moved into or within said zones, exclusively and only in accordance with the regulations set forth in this chapter. (78 Code, § 17.44.020.) (Ord. 2365 § 1 (part), 1998.)

17.44.030 Permitted uses; conditional uses; prohibited uses.

As set forth in Table 1, the following uses shall be permitted, may be permitted with a conditional use permit issued pursuant to Chapter 17.92 or with approval by the Board of Zoning Adjustment pursuant to Chapter 17.98 or shall not be permitted in the M-1, M-2, M-3 and M-4 zones. Other similar permissible uses not identified in Table 1 may be permitted by Planning Commission determination pursuant to Chapter 17.88. All permitted uses in the M-4 zone shall be conducted completely within enclosed buildings in such a manner that no nuisance is created therefrom outside the building.

<b>TABLE 1 Permitted Land Uses</b>				
Use categories:				
"AUPP" Adult use planning permit.				
"P" Permitted uses.				
"CUP" Permitted with a conditional use permit issued pursuant to Chapter 17.92.				
"MCUP" Permitted with a minor conditional use permit pursuant to Chapter 17.92.				
"BZA" Permitted with approval by the Board of Zoning Adjustment pursuant to Chapter 17.98.				
"NP" Not permitted.				
"A" Permitted as Ancillary Use to a Permitted Use				
<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Adult businesses, provided the use complies with Chapters 5.19 and 17.41	NP	NP	AUPP	NP
Ancillary residential dwelling, provided each commercial or industrial concern shall be restricted to one residential dwelling on the premises for exclusive use by a caretaker or superintendent employed on the premises and his or her family	P	P	P	P
Animal specialties (including, but not limited to: animal training schools, kennels and dog pounds)	CUP	NP	NP	NP
Antique restoration	P	P	P	P
Asphalt manufacturing or refining	NP	NP	P	NP
Auction house (no animals)	P	P	P	P
Automobile assembly plant	NP	P	P	NP
Automobile body and fender repair	CUP	P	P	NP

Land Uses	M-1 Zone	M-2 Zone	M-3 Zone	M-4 Zone
Automobile (electric) and/or electric vehicles, assembly of	P	P	P	NP
Automobile parts assembly	P	P	P	NP
Automobile sales, new and used	P	NP	NP	NP
Automobile supply store, retail and wholesale	P	NP	A	NP
Automobile service station, provided the use complies with Ch. 17.72	P	P	P	NP
Automobile and truck repair garages, provided outdoor storage of vehicles must be enclosed by a solid wall or fence	P	P	P	NP
Automobile towing and impounding yard	NP	CUP	CUP	NP
Batch plant (cement)	NP	NP	P	NP
Blueprint, photocopy	P	P	P	P
Boat assembly, repair and equipment sales	P	P	P	NP
Bottling and bottle washing	P	P	P	P
Brewery, Craft	P	P	P	P
Brick, tile or terra cotta manufacture	NP	P	P	NP
Building materials and lumber yards	P	P	P	NP
Catalog distribution, provided no retail sales or customers are on premises	P	P	NP	P
Catering/Commercial kitchen	P	NP	NP	P
Church not exceeding a floor area of 10,000 square feet when combined with a humanitarian/outreach center as defined in § 17.04.319	MCUP	MCUP	NP	NP
Church not exceeding an overall combined floor area of 10,000 square feet	MCUP	NP	NP	NP
Clay products(kiln under 16 cubic feet)	P	P	P	P
Clay products (kiln over 16 cubic feet)	NP	P	P	NP
Commercial recreation and drive-in theaters	CUP	CUP	CUP	CUP
Communications equipment sales, engineering and repair, provided no retail to the general public is done on the premises	P	P	NP	P
Computer and copy sales, equipment sales, engineering and repair, provided the sales are business to business only and no retail to the general public	P	P	NP	P
Concrete products, manufacture of	NP	P	P	NP
Construction equipment sales, repair and incidental retail sale of spare parts	P	P	P	NP
Cosmetic, manufacturer of	P	P	P	P
Die casting	P	P	P	NP
Drafting instruments and good,	P	P	P	P

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Drop forge industries, manufacturing forging with power hammers	NP	NP	P	NP
Dyeing of materials	P	P	P	NP
Electric generating plant	NP	CUP	CUP	NP
Electronics, manufacturing of equipment, components and products	P	P	P	P
Electronic waste recycling	P	P	P	P
Emergency homeless shelter	BZA	BZA	BZA	NP
Equipment rental and repair	P	P	P	NP
Farm equipment, manufacturing and reconditioning of	NP	P	P	NP
Feed stores	P	P	NP	NP
Film processing center, provided no retail sales or customers are on the premises	P	NP	NP	P
Food processing and packaging	P	P	P	P
Foundries, the operation of which shall consist solely of the casting of processed ferrous and/or nonferrous metal into temporary or semipermanent, or permanent molds, including casting by injection under low pressures and casting using direct chill technology, subject to the following limitations: (1) all such operations shall be conducted wholly within a building and meeting the performance standards set forth in Ch. 17.84; (2) any temporary storage of materials or equipment outside any building in which the use is being conducted shall be screened from view from any and all public rights-of-way	NP	CUP	CUP	NP
Fuel dispensing for private industries	P	P	P	NP
Furniture manufacturing	P	P	P	P
Headstone and monument work	P	P	P	NP
House trailer, temporary, provided the use is only for a construction project office during time of construction when a valid building permit is pulled	P	P	P	P
Laboratories	P	P	NP	P
Laundry, industrial	P	P	NP	NP
Lumber mills (saw mills)	NP	P	P	NP
Machine shops, provided all operations are done indoors, there is no outside garage and the use complies with Ch. 17.84	P	P	P	P

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Manufacturing, assembly, fabrication of goods from the following materials: Canvas; Felt; Leather; Stones; Yarn. Cellophane; Fiber; Metals; Rubber; Cloth; Glass; Paper; Textiles; Feathers; Hair; Plastic; Wood;	P	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Acids; Fiberglass	P	P	P	CUP
Manufacturing, assembly, fabrication of goods from the following materials: Oil; Plaster; Petroleum base products; Styrofoam Paint;	P	P	P	NP
Marijuana business	NP	NP	NP	NP
Marijuana cultivation	NP	NP	NP	NP
Marijuana delivery	NP	NP	NP	NP
Marijuana dispensary	NP	NP	NP	NP
Metal galvanizing, painting, plating and powder coating	P	P	P	CUP
Metal scrap collection, storage and distribution, provided such use is conducted indoors, or if outdoors, adequate screened from public view	NP	CUP	CUP	NP
Metal stamping	NP	P	P	NP
Mobile home trailer, camper, and recreational vehicle sales (new and used), and assembly and incidental services, provided all outdoor storage of parts or of inoperable vehicles shall be enclosed with a solid wall or fence	P	P	NP	NP
Motorcycle sales, service and repair	P	P	NP	NP
Musical instrument manufacturing	P	P	P	P
Offices, general, including dental and medical (parking shall be provided per CMC Section 17.76.030)	P	NP	NP	P
Offices for the following types of uses (CMC 17.99.070 not applicable to businesses solely dedicated for office use): - Architectural and engineering; - Health care sales and administrative offices; - Industrial associates and trade group offices; - Industrial medicine - acute care and administrative offices; - Insurance agents, claims and adjusters; - Labor union administration; - Land surveying - Manufacturers representatives; - Real estate brokers and appraisers; - Telecommunication equipment sales; - Title insurance and escrow agents.	P	P	NP	P

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Oil drilling operations in oil overlay zones	NP	CUP	CUP	NP
Optical goods, manufacturing of	P	P	P	P
Packaging business	P	P	P	P
Parcel delivery service	P	P	P	P
Parking lot and/or parking structure (garage or multi-story)	P	P	P	P
Pest control operators and services	P	P	NP	NP
Pharmaceutical processing	P	P	P	P
Photography and Portrait Studio, appointment only	P	NP	NP	P
Plastic extrusion lamination molding	P	P	P	P
Print shop (books, periodicals and newspaper publishing)	P	P	P	P
Public scales	P	P	P	NP
Recreational vehicle storage, (Indoor and Outdoor)	CUP	CUP	CUP	CUP
Recycling of green waste and wood chipping, excluding composting	NP	NP	CUP	NP
Research development and testing laboratories and facilities	P	P	NP	P
Restaurants and other eating places, including drive-in establishments, provided no dancing or live entertainment shall be conducted	CUP	CUP	CUP	CUP
Restaurants and other eating places, excluding drive-in establishments, provided no dancing or live entertainment shall be conducted	MCUP	MCUP	MCUP	MCUP
Retail sale of produces manufactured, assembled, fabricated or processed in whole or major part on premises, provided off-street parking requirements for commercial uses shall be applied to the portion used for retail sales or as determined by the Community Development Director	MCUP	MCUP	NP	MCUP
Retailing, leasing, wholesaling and servicing uses, all of which have as their sole purpose the provision of goods, materials, equipment and services for industrial, construction and agricultural uses or similar type of uses, provided no retail sales or services to the general public	P	P	P	P
Rock crusher or distribution of rocks, sand and gravel	NP	NP	CUP	NP
Rubber, reclaiming and/or manufacture of synthetic rubber or its constituents	P	P	P	P
Rug cleaning (on-site)	P	P	NP	NP
Scientific optical, medical, dental and photographic equipment assembly	P	P	P	P

Land Uses	M-1 Zone	M-2 Zone	M-3 Zone	M-4 Zone
Showroom design centers with limited retail sale of products associated with home improvement and decorating	P	NP	NP	P
Silk screens, including manufacturing and processing, and similar reproductive processes	P	P	NP	P
Solvent extraction (not including oil)	NP	P	P	NP
Spas, gazebos and aboveground pools, sale of	P	P	NP	P
Sports training/performance enhancement centers	P	NP	NP	P
Storage, outdoor (contractors storage yard), subject to the screening requirements in Section 17.44.090	NP	P	P	NP
Storage facility, self storage	CUP	NP	NP	NP
Studio (art, music, dance, gymnastic, martial arts and other uses similar in nature), subject to the parking requirements for trade schools	P	NP	NP	P
Textile weaving	NP	P	P	NP

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Toy manufacturing	P	P	P	P
Trade schools	P	P	P	P
Tree surgeons	P	P	P	P
Truck terminals and wash	NP	P	P	NP
Upholstering	P	P	P	P
Warehouse and distribution	P	P	P	P
Welding, accessory use	P	P	P	P
Welding, primary use	MCUP	P	P	NP

(` 8 Code, § 17.44.030.) (Ord. 3223 §§ 31, 32, 2016; Ord. 3220 §§ 30, 31 2015; Ord. 3201 § 5, 2015; Ord. 3186 § 5, 2014; Ord. 3139 § 7 (part), 2013; Ord. 3079 § 1, 2011; Ord. 3062 § 1, 2011; Ord. 3051 § 1, 2010; Ord. 2972 § 1 (part), 2009; Ord. 2951 § 1 (part), 2008; Ord. 2928 § 1, 2008; Ord. 2885 § 2 (part), 2007; Ord. 2866 § 1, 2006; Ord. 2821 § 2, 2006; Ord. 2746 § 2, 2005; Ord. 2708 § 5, 2004; Ord. 2674 § 2, 2003; Ord. 2673 § 2, 2003; Ord. 2510 § 4, 2001; Ord. 2452 § 1, 2000; Ord. 2365 § 1 (part), 1998.)

17.44.040 Development standards.

Table 2 implements the development standards for the M-1, M-2, M-3 and M-4 zones.

<b>TABLE 2 INDUSTRIAL LAND USE DEVELOPMENT STANDARDS</b>				
<b>Development Standards</b>	<b>M-1 Light Industry</b>	<b>M-2 General Industry</b>	<b>M-3 Heavy Industry</b>	<b>M-4 Industrial Park</b>
Front Yard Setback Local/collector street Secondary/major street	15 feet 20 feet	15 feet 20 feet	15 feet 20 feet	15 feet 20 feet
Adjacent to or across from an area zone for residential use	25 feet	25 feet	25 feet	25 feet
Side Yard Setback Interior side yard:	No minimum	No minimum	No minimum	No minimum
Corner (street side): Local street Secondary street	15 feet 20 feet	15 feet 20 feet	15 feet 20 feet	15 feet 20 feet
Abutting a residential zone	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet

TABLE 2 INDUSTRIAL LAND USE DEVELOPMENT STANDARDS				
Development Standards	M-1 Light Industry	M-2 General Industry	M-3 Heavy Industry	M-4 Industrial Park
Rear Yard Setback	No minimum	No minimum	No minimum	No minimum
Abutting a residential zone	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet
Building setback adjacent to a freeway right-of-way or railroad right-of-way	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided
Minimum Lot Area (except for Industrial Condominium Projects as defined in § 17.44.120)	20,000 sq. ft.	One acre	One acre	20,000 sq. ft.
Width	100 ft.	120 ft.	120 ft.	100 ft.
Depth	150 ft.	200 ft.	200 ft.	150 ft.
Building Height	40 feet at building line; or for one foot of setback, an additional height of one foot shall be permitted up to 55 feet	55 feet	55 feet	40 feet at building line; or for one foot of setback, an additional height of one foot shall be permitted up to 55 feet

(‘78 Code, § 17.44.040.) (Ord. 2686 § 1, 2003; Ord. 2365 § 1 (part), 1998.)

**17.44.050 Building exterior.**

Building designs and exterior materials shall be consistent with the city’s design guidelines for industrial development.  
(‘78 Code, § 17.44.050.) (Ord. 2365 § 1 (part), 1998.)

**17.44.060 Parking requirements.**

(A) Projects shall be designed for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.

(B) Off-street parking requirements for all uses shall comply with Chapter 17.76.  
(‘78 Code, § 17.44.060.) (Ord. 2365 § 1 (part), 1998.)

## 17.44.070 Loading areas.

(A) Loading areas for all uses shall comply with Chapter 17.78, unless determined to be impractical by the Planning Director.

(B) Loading doors and docks shall conform to the following location criteria:

- (1) Loading doors or docks shall not be located at the front of buildings or next to main building entrances; and
- (2) Loading doors or docks shall not be located adjacent to a street, unless it is properly screened from public view.

(`78 Code, § 17.44.070.) (Ord. 2365 § 1 (part), 1998.)

## 17.44.080 Trash enclosures.

All uses shall provide trash enclosures in accordance with Chapter 17.79, unless determined to be impractical by the Planning Director.

(`78 Code, § 17.44.080.) (Ord. 2365 § 1 (part), 1998.)

## 17.44.090 Inside and outside storage areas.

(A) Decorative block walls shall be required for all fencing of outdoor storage yards located within view of a public street, freeway right-of-way or railroad right-of-way. The Planning Director, in his or her discretion, shall determine whether the proposed outdoor storage yards are within view from a public street, freeway right-of-way or railroad right-of-way. Chain link fencing with tubular slats may be permitted if the outdoor storage yard is not visible from a public street, freeway right-of-way or railroad right-of-way.

(B) Outside storage shall not occupy more than 10% of the total lot area, obstruct required parking spaces or obstruct drive aisles.

(C) Temporary outdoor storage containers may be permitted by the Board of Zoning Adjustment pursuant to § 17.98.030 (Special Use Permits) for a period not exceeding 90 days in a calendar year subject to the following conditions:

(1) The temporary outdoor storage container shall comply with the property development standards set forth in § 17.44.040;

(2) The temporary outdoor storage container shall not encroach into drive-aisles or required parking spaces unless authorized in the special use permit; and

(3) The temporary outdoor storage containers shall not be visible from the public streets unless authorized by the special use permit.

(D) Outdoor storage containers that are intended to function as a permanent structure or fixture shall be architecturally compatible with the primary structure associated with the property, shall not encroach into drive-aisles or required parking spaces unless affected parking spaces can be relocated on-site, shall comply with the property development standards set forth in § 17.44.040 and shall not be placed on the property without first obtaining all applicable permits from the City of Corona.

(E) Recreational vehicle storage shall be subject to the following development standards:

(1) Decorative block walls or wrought iron fencing with screening having a height of eight feet shall be required for securing and screening of recreational vehicle storage yards located within view of a public street, freeway, right-of-way, or railroad right-of-way. Chain link fencing with tubular slats or other durable fencing may be permitted on internal property lines subject to approval by the Community Development Director.

(2) Recreational vehicles shall be stored in a manner that does not encroach into designated fire lanes, drive aisles or required parking spaces.

(3) Decorative block walls shall be treated with "Vitro-Chem" an anti-graffiti coating.

(`78 Code, § 17.44.090.) (Ord. 2972 § 1 (part), 2009; Ord. 2746 § 1, 2005; Ord. 2554 §§ 3, 4, 2001; Ord. 2365 § 1 (part), 1998.)

**17.44.100 Landscaping; walls; fences.**

(A) Front, side and rear yards required for a lot or building shall be fully landscaped. All landscaping shall include the installation of concrete curb planters and shall be continuously maintained by an irrigation system operable at all times.

(B) Landscape areas, walls and fences shall be established in accordance with Chapter 17.70. Fences and walls adjacent to and visible from the street or freeway right-of-way shall be of decorative block or wrought iron. Fences or walls constructed adjacent to residential uses shall be of decorative block.

(C) Fencing adjacent to a railroad right-of-way shall be of decorative material, such as wrought iron, decorative block or alternative materials approved by the Planning Director.

(D) Fences and walls in the industrial zones may have an additional two feet of security fencing added to the permitted enclosure for security purposes.

(`78 Code, § 17.44.100.) (Ord. 2365 § 1 (part), 1998.)

**17.44.110 Signs.**

All signs shall be erected and maintained in accordance with Chapter 17.74.

(`78 Code, § 17.44.110.) (Ord. 2729 § 2, 2004; Ord. 2551 § 2, 2001; Ord. 2365 § 1 (part), 1998.)

**17.44.120 Industrial condominium development; defined.**

For purposes of this chapter, the term "industrial condominium development" shall mean an industrial development with all of the following features: (a) the development includes three or more separate legal parcels with the boundaries of the lot coinciding with the footprint of the building, (b) at least one parcel within the development encompasses the common areas that serve the remaining parcels, such as parking lots, access ways, and landscaped areas (hereinafter the "common parcel"), and (c) covenants and restrictions approved by the city are recorded on all parcels to provide that the common parcel(s) is owned, controlled, and maintained by the owners of the remaining parcels through a property owners association. For Industrial Condominium Developments, access to individually owned parcels within the development are allowed via the common parcel(s).

(Ord. 2686 § 2, 2003.)