



Industrial Development Standards

REVIEW REQUIREMENTS

Proposals to construct new buildings or additions to existing buildings in the MG and MP zoning districts may be subject to development review by the Planning Division. However, building additions that do not exceed 2,000 square feet or 50% of the existing building area, whichever is less, and comply with all applicable development standards may be approved at the Planning Division counter. Certain businesses may require discretionary review and approval of a use permit by the Zoning Administrator or Planning Commission. Please contact the Planning Division at (714) 754-5245 to verify the zoning requirements and approval procedure that applies to your proposal.

INDUSTRIAL DEVELOPMENT STANDARDS (TABLE 13-53 of the Costa Mesa Municipal Code)

DEVELOPMENT STANDARD	MG	MP
Minimum Lot Area for newly subdivided lots	10,000 square feet	30,000 square feet
Minimum Lot Width for newly subdivided lots	120 feet <i>Note: All newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width, with the exception of common interest developments.</i>	
Maximum Building/Structure Height	2 stories/30 feet	3 stories/45 feet
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks are measured from the ultimate property line shown on the Master Plan of Highways.)		
Front	Interior lot: 10 feet Corner lot: 15 feet <i>Exception: If the property is adjacent to a residential zone on either side, the front setback is 20 feet.</i>	All lots: 20 feet
Side	Interior lot: 0 feet Corner lot: 15 feet on the street side <i>Exception: If the side property line is adjacent to a residential zone, all buildings shall maintain a side setback from the residential property line of 2 times the building height at all locations.</i>	Interior lot: 10 feet Corner lot: 20 feet on the street side <i>Exception: If the side property line is adjacent to a residential zone, all buildings shall maintain a side setback from the residential property line of 2 times the building height at all locations.</i>
Rear (Interior)	All lots: 0 feet <i>Exception: If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback from the residential property line of 2 times the building height at all locations.</i>	
Rear abutting a public street	10 feet	20 feet
PROJECTIONS (Maximum depth of projections given)		
Roof or Eaves overhang; Awning	2 feet 6 inches into required side setback. 5 feet into required front or rear setback.	
Open, unenclosed Stairways.	2 feet 6 inches into required setback area.	
LANDSCAPING (See separate hand-out)		
SIGNS (See separate hand-out).		

ADDITIONAL DEVELOPMENT STANDARDS		
DEVELOPMENT STANDARD	MG	MP
Planned Signing Program	Not required.	
Uses Underroof	All uses shall be conducted underroof except as may be permitted by a minor conditional use permit or as permitted elsewhere in this Zoning Code. <i>Exception:</i> Sidewalk and parking lot sales may be allowed on the basis of a maximum of 4 sales per fiscal year with a maximum length of 3 days per sale and subject to obtaining a business permit.	
Outdoor Storage (incidental to main use)	Permitted when: Storage does not interfere with required parking or vehicular access; storage is not in required setback area abutting a public right-of-way; storage does not decrease required landscaping; storage is completely screened from view from street or adjacent properties; and storage complies with all applicable codes and regulations including, but not limited to, the Uniform Fire Code. Shipping containers shall also comply with setback requirements for structures, floor area ratio standards, and parking requirements. A permanent foundation shall be required for shipping containers. Storage not meeting these criteria requires approval of a minor conditional use permit.	

**INDUSTRIAL BUILDING INTENSITY STANDARDS
(Floor Area Ratios)**

The 1990 General Plan has established Floor Area Ratios (FAR) for every industrial land use designation which are used to determine the maximum amount of building that is allowed on a lot or parcel. Both of the industrial land use designations contain stepped FARs which are tied to the traffic characteristics of the proposed land use. (See definitions below). Simply stated, the amount of traffic to be generated by the proposed use will determine which of the four FARs are applied to the parcel or lot.

The following table indicates the FARs established for each General Plan land use designation. These FARs shall apply to all proposals for new development, all requests for expansions to existing buildings, and conversions of single-purpose buildings to other uses which are in a higher traffic generating category. Mixed use projects which include a range of low, moderate, and high traffic generating uses shall not exceed the Moderate Traffic FAR. Please check with the Planning Division for the land use designation and FAR that applies to your property and proposed use.

FLOOR AREA RATIOS (FAR)				
LAND USE DESIGNATION	HIGH TRAFFIC FAR	MODERATE TRAFFIC FAR	LOW TRAFFIC FAR	VERY LOW TRAFFIC FAR
Light Industry	0.15	0.25	0.35	0.75
Industrial Park	0.20	0.30	0.40	0.75

DEFINITION OF TERMS

Floor Area Ratio shall mean the gross floor area of a building or project divided by the project lot area upon which it is located.

Gross Floor Area shall mean the total building area of all floors within the walls of all structures except elevator and other vertical shafts (including stairwells) and elevator equipment areas. Parking structures shall not be considered building area for the purposes of calculating allowable floor area ratios.

Project Lot Area shall mean the total land area of a project after all required dedications or reservations for public improvements including but not limited to streets, parks, schools, flood control channels, etc.

Very Low Traffic FAR shall apply to industrial uses with daily trip generation rates of less than 3 daily trip ends per 1,000 sq. ft. of floor area.

Low Traffic FAR shall apply to industrial uses with daily trip generation rates that are between 3 and 8 trip ends per 1,000 sq. ft. of floor area.

Moderate Traffic FAR shall apply to industrial uses with daily trip generation rates that are between 8 and 15 trip ends per 1,000 sq. ft. of floor area.

High Traffic FAR shall apply to industrial uses with daily trip generation rates in excess of 15 trip ends per 1,000 sq. ft. of floor area.

NONRESIDENTIAL PARKING STANDARDS (Excerpt from Table 13-89 of the Costa Mesa Municipal Code)	
USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Industrial	3 parking spaces shall be provided per 1,000 square feet of gross floor area for the first 25,000 square feet of building. 2 parking spaces shall be provided per 1,000 square feet of gross floor area between 25,000 and 50,000 square feet of building; and 1½ parking spaces shall be provided per 1,000 square feet of gross floor area over 50,001 square feet of building.
Offices; Central Administrative Offices; Establishments Where Food or Beverages are Served with no more than 300 sq. ft. of Public Area ¹	4 spaces per 1,000 square feet with a minimum of 6 spaces
Office Buildings exceeding two stories in height and 100,000 square feet in area	3 spaces per 1,000 square feet
Churches; Mortuaries	Within the main auditorium or assembly area: 1 space for each 3 fixed seats or 1 space for every 35 square feet of seating area if there are no fixed seats. 18 lineal inches of bench shall be considered equal to one fixed seat.
Racquetball and Tennis Facilities	3 spaces per court plus parking required for incidental uses such as restaurants which shall be calculated as noted below.
Establishments Where Food or Beverages are Served with more than 300 square feet of Public Area ¹	10 spaces per 1,000 sq. ft. for the first 3,000 sq. ft.; 12 spaces per 1,000 sq. ft. for each additional 1,000 sq. ft. above the first 3,000 sq. ft. ²
Health Clubs; Spas; Figure Salons; Skating Rinks	10 spaces per 1,000 square feet
Trade Schools; Business Colleges; Dancing and Music Academies	10 spaces per 1,000 square feet
Small car parking: For industrial projects with more than 25 required spaces, a maximum of 10% of the required parking may be designated as small car spaces if authorized by a minor conditional use permit.	

¹ Establishments limited to seating for 12 or fewer persons prior to June 4, 1997 shall remain at that seating limit unless additional parking is provided pursuant to this Zoning Code.

² The outdoor patio seating area(s) shall be added to the gross floor area of the building for purposes of determining the required parking.

³ The final review authority may apply a maximum credit of one parking space due to the provision of bicycle racks. This credit shall only apply to the overall parking supply and not to multiple uses.

When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.

IMPORTANT QUESTIONS TO ASK THE PLANNING DIVISION REGARDING YOUR PROPERTY

WHAT IS THE GENERAL PLAN LAND USE DESIGNATION?

WHAT IS THE ZONING?

IS THE PROPOSED USE(S) CONSIDERED HIGH, MODERATE, LOW OR VERY LOW TRAFFIC GENERATING?

WHAT IS THE FLOOR AREA RATIO?

IS THE SIZE OF THE BUILDING AND IS THE USE THAT I AM PROPOSING CONSISTENT WITH THE FLOOR AREA RATIO AND TRAFFIC CHARACTERISTICS ESTABLISHED BY THE GENERAL PLAN?

NOTES

*City of Costa Mesa Planning Division
77 Fair Drive, Costa Mesa, California 92626
Telephone - (714) 754-5245
FAX - (714) 754-4856*