

Development Standards Requirements Analysis

Project Phase 2 Development – Northern Parcel (APN: 778-420-013)	
Urban Employment (U-E) Municipal Code Property Development Standards:	Does the project meet municipal code standards?
A.) Residential Density and Non-Residential Intensity	Compliant. No residential is proposed.
B.) Lot Area Requirements.	Compliant. Existing lot.
C.) Yard Requirements.	Compliant. The proposed project is setback more than the minimum 10 foot requirement along Tyler Street and Avenue 53, and side yards.
D.) Height Limits	Compliant. The proposed project is under the maximum 75 foot height requirement.
E.) Distance Between Buildings	Compliant. The proposed project provides a setback between main buildings more than 20 feet. The project is required to meet development standards for main buildings and accessory buildings.
F.) Usable Open Space.	Compliant. Armtec currently leases APN: 778-420-014 to the city, to provide open space.
G.) Off-Street Parking	Compliant. The off-street parking is sufficient, per project parking analysis provided by the applicant.
H.) All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.	N/A. The project does not propose multi-family housing.
I.) Architectural Review	Compliant. The project submitted Architectural Review for the project.
J.) Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.	Compliant. City Staff routed the project to ALUC as part of request for agency comment review. Staff found that the project is consistent with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
K.) Other Property Development Standards	Compliant. The proposed project is enclosed within buildings, except for off-street parking and loading facilities in compliance with this section.

17.16.030 - Property development standards.

The following standards of development shall apply in the U-E (Urban Employment) zone:

A. Residential Density and Non-Residential Intensity.

1. Minimum Density. Thirty (30) dwelling units/acre.
2. Maximum Density. Sixty-five (65) dwelling units/acre.
3. Maximum non-residential FAR. 2.0.

B. Lot Area Requirements.

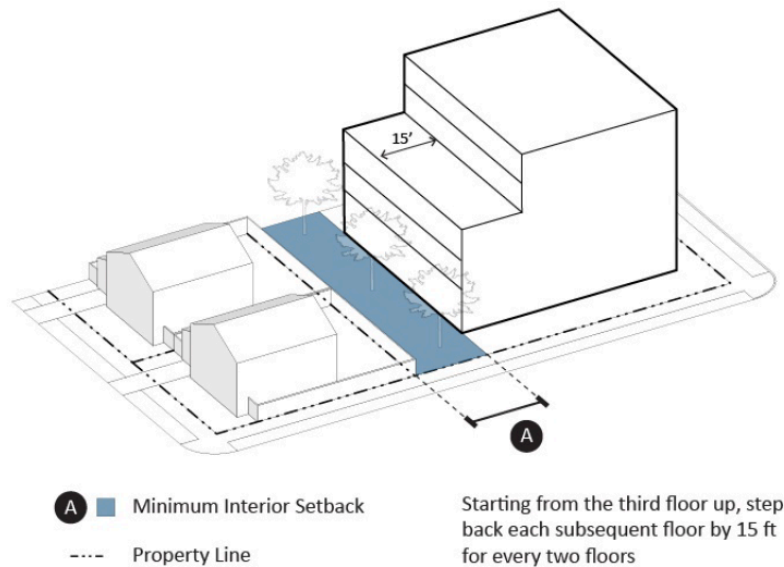
1. Developments with stand-alone commercial or light industrial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.
2. Stand-alone multiple-family residential developments shall have a minimum site area of ten thousand (10,000) square feet.

C. Yard Requirements.

1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
2. Side Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the street right-of-way lines.

D. Height Limits.

1. The maximum height of all buildings shall be five stories, or seventy-five (75) feet, whichever is less, except that for properties adjacent to a single-family zone, starting from the third floor up, each subsequent floor shall be stepped back by fifteen (15) feet for every two floors. See diagram below:



2. The maximum height of all accessory structures shall be one story, or fifteen (15) feet, whichever is less. Accessory structures exceeding fifteen (15) feet may be approved up to thirty-five (35) feet subject to Architectural Review by the Planning Commission.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units)

E. Distance Between Buildings.

1. Between two main buildings: Twenty (20) feet.
2. Between a main building and an accessory structure, or between two accessory structures: Fifteen (15) feet.

F. Usable Open Space.

1. Greater than twenty-five thousand (25,000) square feet non-residential portion of developments shall provide three percent of the gross building area as usable open space. Common open space may be utilized for employees or publicly accessible open space. If the open space is over one thousand (1,000) square feet and provided as publicly accessible, up to fifty (50) percent may count toward the required residential common open space (if in a mixed-use project).
2. Multifamily developments shall provide a minimum of one hundred fifty (150) square feet total per unit, minimum one hundred twenty (120) square feet of private open space required for ground-level units and sixty (60) square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.
3. Usable Open Space Standards:

- a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
- b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- G. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.
- H. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- I. Architectural Review. All development in the U-E (Urban Employment) zone is subject to architectural review as set forth in Section 17.72.010 of this title.
- J. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
 - 1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria as may exist at the time of project review.
- K. Other Property Development Standards.
 - 1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and certain uses permitted subject to a conditional use permit.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Project Phase 2 Development – Southern Parcel (APN: 778-420-008)	
Manufacturing Service (M-S) Municipal Code Property Development Standards:	Does the project meet municipal code standards?
A.) Non-Residential Intensity	Compliant. The project is below FAR requirements.
B.) Lot Area Requirements.	Compliant. Existing lot.
C.) Yard Requirements.	Compliant. The proposed project is setback more than the minimum 10 foot requirement along Tyler Street, and side yards.
D.) Height Limits	Compliant. The proposed project is under the maximum 75 foot height requirement.
E.) Distance Between Buildings	Compliant. The proposed project provides a minimum 8 foot separation between buildings.
F.) Off-Street Parking	Compliant. The off-street parking is sufficient, per project parking analysis provided by the applicant.
G.) Walls and Screening	The existing site has existing chain-link fencing, and the applicant does not propose any changes to the existing chain-link fence.
H.) Other Property Development Standards	Compliant. A condition of approval required for this project includes installing soil stabilizer at regular intervals or as needed to prevent dust. The initial study for the project finds that the project would not be detrimental to the public health, safety, or general welfare.
I.) Architectural Review	Compliant. The project submitted Architectural Review for the project.
J.) Non-storefront retailer and non-storefront retail microbusiness	N/A. The project does not propose a non-storefront retailer and non-storefront retail microbusiness

17.30.030 - Property development standards.

The following standards of development shall apply in the M-S (Manufacturing Service) zone:

- A. Non-Residential Intensity.
 - 1. Maximum FAR. 1.0.
- B. Lot Requirements.
 - 1. Minimum Lot Size. Ten thousand (10,000) square feet.
 - 2. Minimum Lot Width. None.
 - 3. Minimum Lot Depth. None.
 - 4. Maximum Lot Coverage. None.
- C. Yard Requirements. None, except in the following instances:
 - 1. Where an M-S (Manufacturing Service) zone abuts upon a street or highway where two-thirds of the property in the block on the opposite side of the street is zoned residential, a yard shall be provided of ten (10) feet in depth.
 - 2. Where an M-S (Manufacturing Service) zone abuts upon a street or highway and where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required yards of the adjoining zones.
 - 3. Where an M-S (Manufacturing Service) zone abuts upon a Major Arterial, Major Arterial with Enhanced Bicycle Facilities, Primary Arterial, and Primary Arterial with Enhanced Bicycle Facilities as designated on the circulation element of the general plan, a yard of ten (10) feet in depth shall be provided.
 - 4. Where an M-S (Manufacturing Service) zone directly abuts a residential zone, there shall be a yard of not less than thirty (30) feet adjoining that zone. This shall be reduced to twenty (20) feet where there exists a public alley separating the two zones.
 - 5. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting shall be maintained adjacent to the planned highway right-of-way line.
- D. Height Limits.
 - 1. The maximum height of any buildings or structures located within one hundred fifty (150) feet of any residential zone shall be two stories or thirty-five (35) feet, which ever is less. Vehicular rights-of-way shall be included in calculating distance.
 - 2. The maximum height of all other buildings or structures shall be fifty (50) feet.
- E. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.

F. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

G. Walls and Screening.

1. Where an M-S (Manufacturing Service) zone abuts upon any residential zone there shall be provided a solid masonry wall not less than six feet nor more than eight feet in height along the zone boundary. Said wall shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
2. Where property in an M-S (Manufacturing Service) zone is used for operations incidental to a primary permitted use, as a storage yard, or where material necessary to the conduct of a primary permitted use is stored outside, there shall be provided screening not less than six feet or more than eight feet in height. Said screening shall screen storage areas from adjacent residential and/or commercial zones.

H. Other Property Development Standards.

1. No structure originally designed or intended for residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling by a proprietor, manager or custodian or custodian of a permitted use.
2. No use shall be established in any M-S (Manufacturing Service) zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety, or general welfare. All uses shall be continuously maintained so that they are neither obnoxious nor offensive by reason of the above emissions.
3. All lot area not in use by buildings shall be paved, planted, or otherwise surfaced to eliminate dust. Use of gravel, decomposed granite and similar materials is permitted, subject to continuous maintenance in a neat and sightly manner. Use of oil is permitted only where treated areas will not be visible from public streets, or adjacent residential or commercial zones. Yards and off-street parking and loading areas shall be treated as required in this title.

I. Architectural Review. All development in the M-S (Manufacturing Service) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

J. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, First Street to the west, Grapefruit Boulevard to the north, and Nineth Street to the east.

(Prior code § 050.03; Ord. No. 1161, § 5, 5-27-20; Ord. No. 1195, § 6, 7-27-22; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)