

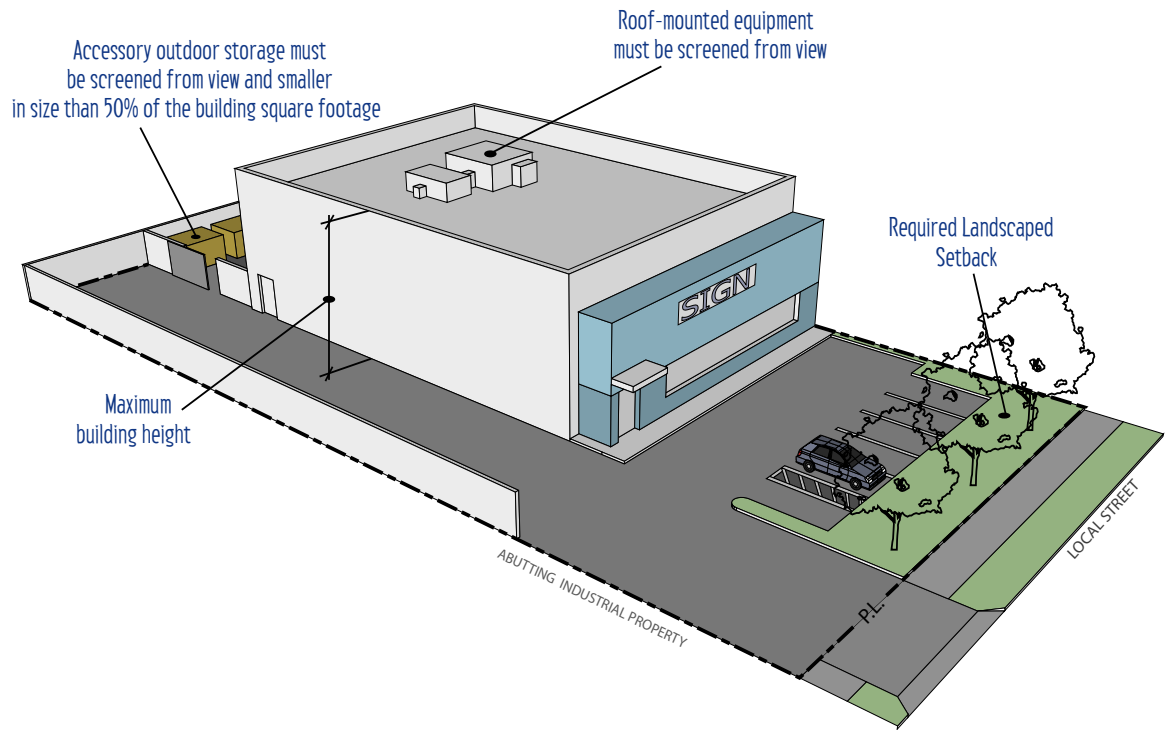


**“I” ZONE  
(INDUSTRIAL)**

**LAND USE & DEVELOPMENT STANDARDS**

**COMMON LAND USES IN THE “I” ZONE**

<b>P= Permitted by Right C=Conditional Use Permit Required N=Prohibited</b>		
<b>PRIMARY USES</b>		
Automotive–Car Sales & Rental	C	Subject to 18.38.200
Automotive–Parts Sales	C	
Automotive–Repair & Modification	C	
Community & Religious Assembly	C	
Educational Institutions–Business	C	
Industry–Limited	P	
Industry–General	C	
Offices–Development	P	
Offices–General	C	Permitted if accessory to a primary permitted use
Outdoor Storage Yards	C	Subject to 18.38.200
Recreation–Commercial Indoor	C	
Research & Development	P	
Restaurants–General	C	
Warehousing & Storage–Enclosed	P	
Wholesaling	P	
<b>ACCESSORY USES</b>		
Mechanical & Utility Equipment–Ground Mounted	P	Subject to 18.38.160
Mechanical & Utility Equipment–Roof Mounted	P	Subject to 18.38.170
Warehousing & Storage–Outdoors	P	Subject to 18.38.200



**Planning & Zoning Division - City of Anaheim**  
 200 S. Anaheim Blvd., Anaheim, CA 92805  
 (714) 765- 5139  
 Hours: Monday through Friday 8 a.m. to 5 p.m.  
[www.anaheim.net/planning](http://www.anaheim.net/planning)

## SETBACKS

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These setbacks apply in addition to the setback and yard requirements of Chapter 18.40 (General Development Standards).

### PART I - STREET SETBACK

- *Along any arterial highway:* a setback of not less than fifty (50) feet. This setback area shall comply with either of the following provisions:
  - Fully landscaped
  - Minimum twenty (20) feet landscaped with the remainder used for parking and/or vehicular circulation
- *Along collector streets, freeway frontage roads, and freeway rights-of-way (including any freeway transition road and on or off ramp):* a setback of not less than twenty-five (25) feet. This setback area shall comply with either of the following provisions:
  - Fully landscaped
  - Minimum fifteen (15) feet landscaped with the remainder of the required setback area used for parking and/or vehicular circulation.
- *Along local streets and private streets:* a setback of not less than ten (10) feet, fully landscaped.

### PART II - INTERIOR SETBACK

- *Along an interior non-residential property lines:* 0 feet
- *Along an interior residential property lines:* twice the height of the wall or side of that structure. A ten (10)-foot landscaped area shall be provided adjacent to the zone boundary. Interior setbacks beyond this ten (10)-foot landscaped area may be used for parking or storage, subject to all site development standards of this chapter.

## MAXIMUM STRUCTURAL HEIGHT

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The maximum height of any building or structure shall be one hundred (100) feet, except as may be permitted by conditional use permit or as provided below:

- Within 200 feet of any residential zone boundary the height shall not exceed one-half (1/2) of the distance from the building or structure to the zone boundaries.

## MAXIMUM FLOOR AREA RATIO

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.50 FAR (Floor Area Ratio). Calculated by dividing the total floor area of all building floors by the total site area.

## PARKING AND LOADING

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Parking and loading requirements for industrial zones are set forth in Chapter 18.42.

## SIGNS

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Sign requirements for industrial zones are set forth in Chapter 18.44 and Quick Reference Monument Signs and Quick Reference Wall Signs.

## LANDSCAPING

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Landscaping shall be permitted and/or required in industrial zones, subject to Chapter 18.46.

## FENCES, WALLS AND HEDGES

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Fences, walls, hedges and berms shall be permitted and/or required in industrial zones, subject to Section 18.46.110.

## REFUSE STORAGE AND RECYCLING FACILITIES

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Refuse storage shall be provided on that property that conforms to the document "Minimum Acceptable Trash Collection Areas" on file with the Public Works Department. The storage shall be designed, located and/or screened so as not to be readily identifiable or visible from adjacent streets, adjacent residential uses and zones, or other public rights-of-way.

**Call (714) 765 - 5139  
to speak with a planner.**

Reference the entire zoning code online at [www.anaheim.net/zoningcode](http://www.anaheim.net/zoningcode)

Find a parcel's zoning designation online at [gis.anaheim.net](http://gis.anaheim.net).

Find out about saving money and reducing energy consumption with Anaheim's Green Connection Incentives for Businesses. Contact (714) 765-4182.