

CITY OF FOUNTAIN VALLEY COMMERCIAL & INDUSTRIAL STANDARDS MATRIX

ZONES					
CATEGORY	CP- PROFESSIONAL OFFICE	C1 – LOCAL COMMERCIAL	C2- GENERAL COMMERCIAL	CM – COMMERCIAL MANUFACTURING	M1- MANUFACTURING
Floor Area Ratio (21.10.040)	0.50 FAR	0.50 FAR	0.50 FAR	0.60 FAR	
Maximum Building Height (21.10.040)	50 ft./4 stories			60 ft./4 stories	
Minimum Lot Size (21.10.040)	7,200 sq. ft.	10,000 sq. ft.	No minimum lot area	1 acre. No minimum lot width.	10,000 sq. ft. Lot width if lot is between: 10,000-12,499 – 80 ft., 12,500-14,999 – 90 ft., 15,000 and over – 100ft.
Maximum Lot Coverage	None		80 percent of the lot area.	NA	
Front Setback (21.10.040)	20 ft.			30 ft. on arterial streets; 20 ft. on local streets.	20 ft.
Side Setback (21.10.040)	20 ft. adjacent to a residential zone; none required from interior lot lines otherwise; 10 ft. on the street side of a corner lot.			20 ft. adjacent to a residential zone, none otherwise	
Rear Setback (21.10.040)	20 ft. adjacent to a residential zone; 10 ft. for “through lots,” none otherwise.			20 ft. adjacent to a residential zone, none otherwise	
Fence and Walls (21.18.070)	(1) 6-foot high where a CP zone adjoins a residential or potential residential zone. (2) Walls shall be reduced to a height of 36 inches in required front yards abutting a street in an area adjacent to residential or agricultural zone.	(1) 6 feet permitted on or within all property lines not abutting streets and on or to the rear of all yard setback lines of yards abutting streets. (2) Fence, wall, and retaining walls not over 36 inches in height are permitted in required yards abutting streets. (3) Only openwork fences are permitted in required corner cutback area. Walls and other visual obstructions are prohibited.			Within required front yard, fences and walls shall not exceed a height of 2 feet. The Planning Commission may, without notice or hearing, approve a fence or wall not exceeding a height of 5 feet where, in the opinion of the Planning Commission, there are extenuating circumstances justifying the higher wall or fence.
Outdoor Dining, Display, and Sales (21.10.050)	Prohibited. All sales, displays and all storage shall be conducted within a totally enclosed building.	All sales, displays and all storage shall be conducted within a totally enclosed building, except for those permitted under a special activity permit issued by the director of planning/building or hi/her designee, and subject to the conditions in Section 21.10.050.	All sales, displays and all storage shall be conducted within a totally enclosed building, except for those permitted under a special activities permit issued by the director of planning/building or hi/her designee, and subject to the conditions in Section 21.10.050.	All commercial, manufacturing, processing, fabrication, wholesale and warehousing, and other uses shall be conducted wholly within an enclosed building. Incidental storage of materials used in operation of permitted uses may be permitted under procedures of precise plan of design.	All sales, displays, and all storage shall be conducted within a totally enclosed building, except for those permitted under a special activities permit issued by the director of planning/building or his or her designee, and subject to the conditions in Section 21.10.050.
Parking (21.22)	Subject to the requirements of Section 21.22				
Signs (21.24)	Subject to the requirements of Section 21.24				
Performance Standards	(1) See Section 21.32.140	(2) See Section 21.34.110	(3) See Section 21.36.080	(3) See Section 21.39.090	See Section 21.40.110
Precise Plan Required (21.44)	YES. See Chapter 21.44				
Landscaping (21.20)	See Chapter 21.20				