

Fox Field Quick Reference Zoning and Allowed Uses

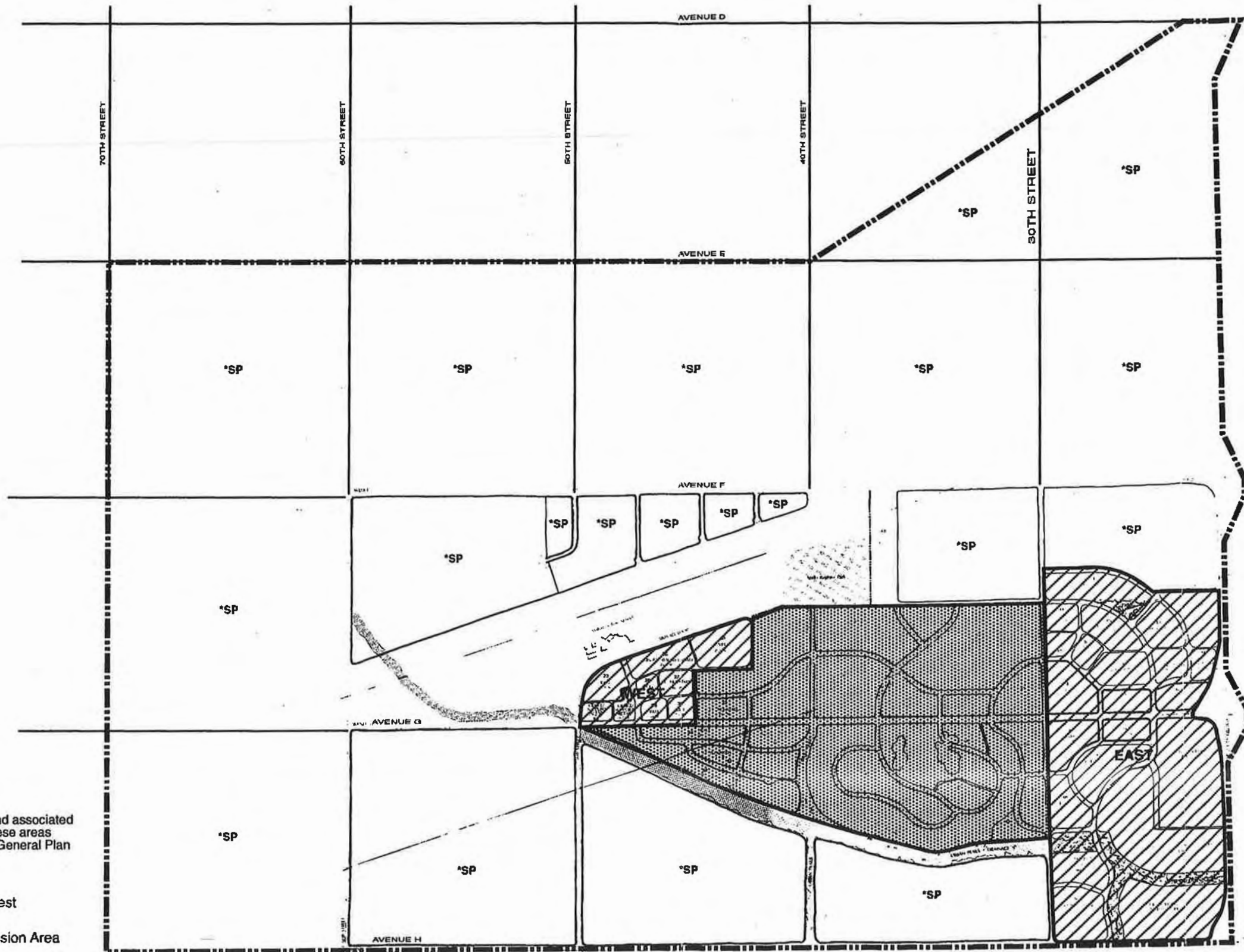


Proposed development within the area surrounding the General William J. Fox Airfield in northwestern Lancaster ("Fox Field"), is subject to development standards held by both the City of Lancaster and the Los Angeles County Airport Land Use Commission (ALUC).





This document provides a quick-reference guide for allowed land uses by the City of Lancaster. Developers must also consult with the ALUC for further regulations. Additional requirements are outlined in the Fox Field Industrial Corridor Specific Plan and the General William J. Fox Airfield Land Use Compatibility Plan.

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Prepared by:

City of Lancaster, Community Development Division
44933 Fern Avenue, Lancaster, CA 93534



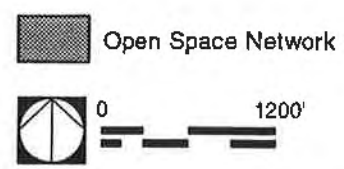
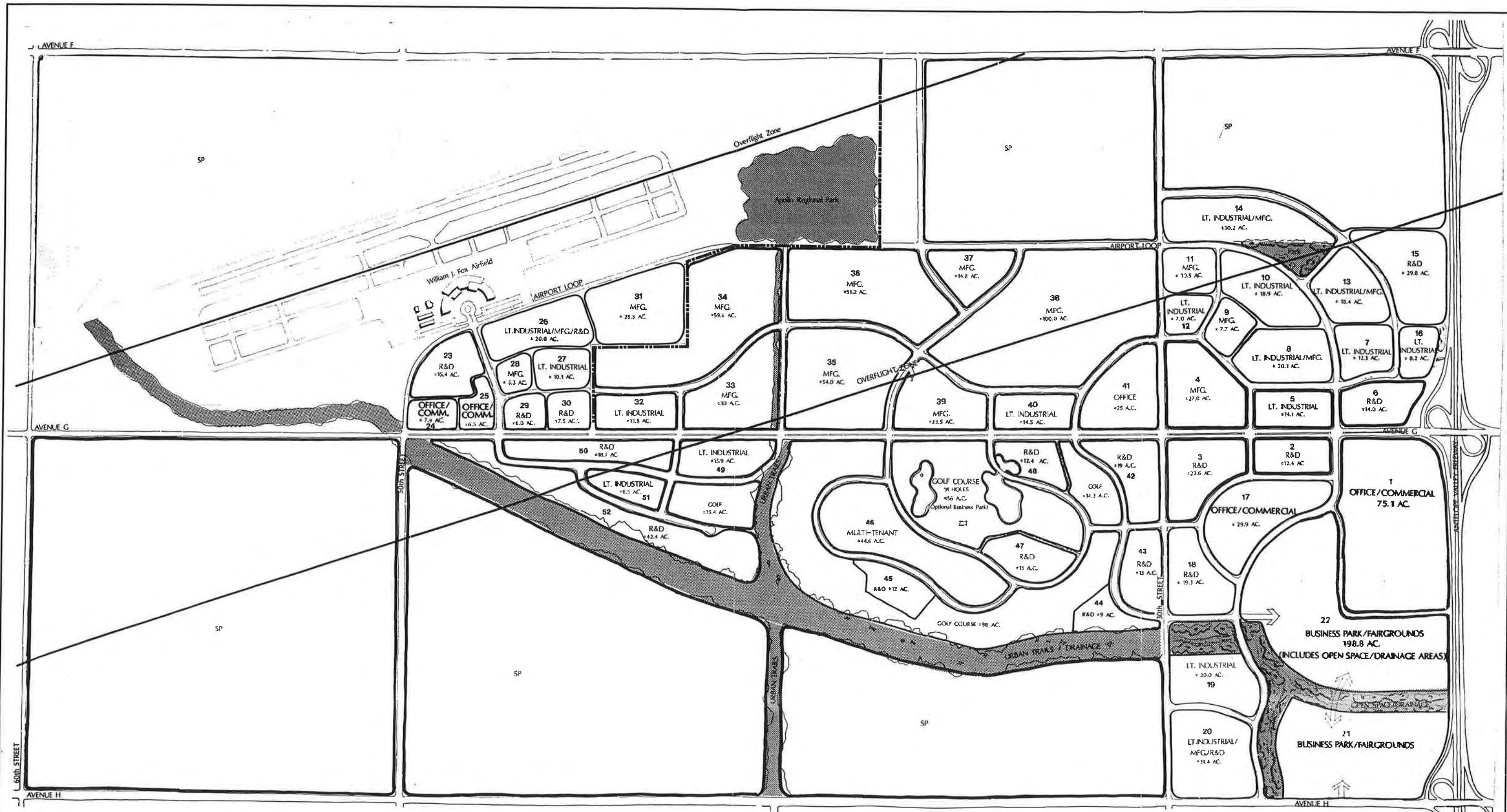
* The Land Use designation (and associated development standards) in these areas correspond to the underlying General Plan Land Use designation.

-  Fox Field East & West
-  East to West Expansion Area
-  Specific Plan Area
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City of Lancaster
Land Use Districts

Source: Langdon • Wilson

FOX FIELD INDUSTRIAL CORRIDOR
Land Use Plan



City of Lancaster
Land Use Districts

**TABLE 6
FOX FIELD PRELIMINARY AVIATION ZONES**

Aviation Safety Zones	Permitted Land Uses	Excluded Land Uses	Maximum Structural Coverage	Maximum People/Acre	Maximum People/Bldg	Maximum Residential Du/Ac
Inner Safety Zone	<ul style="list-style-type: none"> • Transportation Facilities • Agriculture 	<ul style="list-style-type: none"> • No structures 	N/A	25	N/A	N/A
Extended Runway Centerline (Precision Runway)	<ul style="list-style-type: none"> • Transportation facility • Industrial w/no hazardous products • Small office • Agriculture 	<ul style="list-style-type: none"> • No residences • No hotel/motel • No hazard industries • No major office • No shopping centers • No schools • No hospitals 	20% gross 30% net	25	150	N/A
Outer Safety Zone	<ul style="list-style-type: none"> • Transportation Facility • Commercial • Industrial/Office • Agriculture 	<ul style="list-style-type: none"> • No residential • No schools • No large assemblies of people • No hospitals 	20% gross* 30% net	50	150	N/A
Overflight Zone (Primary)	<ul style="list-style-type: none"> • Transportation Facility • Commercial • Industrial/Office • Agriculture • Residential 	<ul style="list-style-type: none"> • No schools • No hospitals 	40% gross* 50% net	65	450	4.5 gross (calculated on 1/4 square mile)
FAA Part 77 Zones	N/A	N/A	N/A	N/A	N/A	N/A

* Gross coverage to be calculated by dividing the total building coverage by 40 acres.

other requirements concerning the structure, it shall be deemed a non-conforming structure and may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No such structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.
- b. Should such non-conforming structure or portion of such structure be destroyed by any means to an extent of more than fifty (50%) percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this specific plan.

B. PERMITTED AND CONDITIONAL USES

1. General

The Land Use Plan for the Fox Field Industrial Corridor specifies all land to be classified as business park. All uses in the following permitted use category are allowed unless they are specifically not allowed due to aeronautical constraints (refer to Table 6, Page 61).

The focused area Land Use Plan (Exhibit 4) displays eight different land use categories: Commercial; Office; Research and Development (R&D); Light Industrial; Manufacturing/Distribution; Mixed-Use Business Park; Commercial Recreation/Golf Course and Open Space. These use designations are suggested land use categories for each planning area. Each planning area may contain any of the permitted uses. During build-out of the Industrial Corridor, the land uses suggested on Exhibit 4 should be periodically re-evaluated to reflect the current building pattern. The goal is to maintain flexibility in the location of the different permitted uses and provide a variety of parcel sizes for different land uses during each phase of the project.

2. Permitted Uses - Business Park

- a. Offices - Business, Government or Professional.
- b. Public safety facilities and services.
- c. General manufacturing (refer to Section 241.021.9 of the City Municipal Code [excludes cement manufacturing, explosives, foundries, paper manufacturing, plastic manufacturing, or tanning of animal hides]).
- d. Public services and utilities.
- e. Research and development.
- f. Warehousing, wholesaling, and related signage.

- g. Eating and drinking establishments (bars, cocktail lounges, nightclubs, or similar uses which meet the definition of on-sale liquor establishments, shall be required to obtain a conditional use permit.)
- h. Financial institutions and services.
- i. Retail/Commercial.
- j. Repair services (excludes automobile, boats, or heavy equipment) - This is limited to shoe repair, jewelry and watch repair, locksmiths and similar repair services.
- k. Fairgrounds.
- l. Services-business or personal - This category includes uses which may be classified as support services for the business park. Examples include day care, dry cleaners and laundries, florists, moving and storage, parcel delivery terminals, tailors, barber and beauty shops, and health spas.
- m. Other operations and uses which are neither specifically prohibited nor specifically authorized by these restrictions may be permitted in specific cases if consistent with the purposes and intent of the Specific Plan, and if approved by the Director of Community Development. All uses must be conducted within an enclosed building.

C. STANDARDS

1. Setbacks

- a. All setbacks shall be determined as the perpendicular distance from the property line to the foundation point of the closest structure, in accordance with Table 8, *Building and Parking Setbacks*. Setbacks shall be measured from the street property line, which shall be the back of curb.
- b. Setbacks noted here are minimum requirements.
- c. Projections into required building setbacks are subject to review and approval by the Director of Community Development. Projections include, but are not limited to, balconies, footings, stairs, and roof overhangs. Freestanding flag poles and banner mounts shall observe setback requirements.
- d. All setbacks shall be fully landscaped in accordance with the Specific Plan Landscape Master Plan Concept.