

## Chapter 17.58 - GENERAL INDUSTRIAL (M) DISTRICT

**Sections:**

## 17.58.010 - Purpose.

The purpose of the general industrial (M) district is to provide areas for all types of industrial uses and uses that are accessory to industrial uses. This district is consistent with the industrial (I) general plan land use designation.

(Ord. 99-4 § 57, 1999: prior code § 5.02.280 (A))

## 17.58.020 - Permitted uses.

The following uses are permitted outright in the M district:

## A. If conducted within a building:

1. Combining, assembly, packaging or manufacturing of materials that are generally in a processed form which do not emit dust, odors, smoke or unacceptable levels of noise, including:
  - a. Pharmaceuticals, drugs, toiletries or cosmetics,
  - b. Small equipment, such as medical, dental or optical equipment, watches, clocks, photographic equipment or drafting equipment,
  - c. Radios, televisions or computers,
  - d. Food products, excluding those that may create obnoxious odors or smoke,
  - e. Products from the following previously prepared materials: bristles, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horns, leather (excluding any melting or odorous process), rubber, shells, textiles, tobacco, wood or yarn,
2. Professional business, research or administrative offices when part of a permitted use,
3. Trade school,
4. Research and development laboratory,
5. Printing, engraving, lithographing and publishing,
- 6.

- Wholesale businesses and sales, warehouses, mini and other storage buildings and distribution facilities, except those storing or distributing flammable or explosive materials;
- B. Uses accessory to the primary use and contained within the same plant site, such as a cafeteria, blueprinting or printing. This does not include uses open to the general public;
  - C. Outdoor storage in conjunction with a permitted use, provided:
    - 1. Storage is located on the rear portion of the lot, and
    - 2. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six feet in height, unless the storage area abuts a residential district, in which case the screening shall be eight feet high,
    - 3. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area;
  - D. Agricultural uses;
  - E. Caretaker's or night watchman's quarters;
  - F. Boutique, small or medium winery in accordance with Section 17.88.300.

(Ord. 99-4 § 58, 1999; Ord. 95-3 § 63, 1995; prior code § 5.02.280 (B))

(Ord. No. 2015-01, § XI, 4-14-2015)

17.58.023 - Uses requiring a zoning permit.

The following uses are permitted in the M district if a zoning permit is issued, subject to the provisions of Sections 17.88.170 through 17.88.196;

- A. Outdoor auctions of heavy equipment and trucks.

(Ord. 99-4 § 59, 1999)

17.58.025 - Uses requiring an administrative permit.

The following uses are permitted in the M district if an administrative permit is issued:

- A. A one-family residence, when part of and subordinate to the main building in which the industrial use exists, and the residence is inhabited by the owner or operator of the industrial use, or a paid caretaker or night watchman. The residence may be detached if the applicant demonstrates that there is a health or safety concern or an applicable fire

or building code regulation which makes an attached residence infeasible. In the case of an industrial use that does not utilize permanent structures, a mobile home may be temporarily installed. The mobile home shall be removed when permanent structures are placed on the site or when the industrial use ceases.

- B. Boutique, small or medium winery in accordance with Section 17.88.300.

(Ord. 99-4 § 60, 1999; Ord. 95-3 § 64, 1995)

(Ord. No. 2015-01, § XI, 4-14-2015)

17.58.030 - Uses requiring a use permit.

The following uses are permitted in the M district if a use permit is issued:

- A. Businesses that provide support services to industrial uses or will be used primarily by employees of the industrial uses, including blueprinting, photocopying, coffee shop or restaurant;
- B. Repair of truck tractors and trailers and other heavy equipment;
- C. Machine shop, welding shop, plating business, cabinet shop, contractor's yard or outdoor storage that does not meet the criteria established in Section 17.58.020 C;
- D. Commercial or industrial cleaning and dyeing plant;
- E. Truck terminal, truck yard;
- F. Automobile wrecking yard;
- G. Manufacture or assembly of aircraft, automobiles, boilers, engines, motors and generators, mobilehomes, railroad equipment, trucks, trailers, recreational vehicles or other products which require use of heavy machinery;
- H. Manufacture of acids, alcohol, ammonia, asphalt, cellulose, cement, dyes, fertilizer, film, fireworks, fuel briquettes, gelatin, glass, glue, tar, paint, plaster, plastics, rubber, soap, vinyl floor covering, hazardous chemical products, including acetylene, carbide, caustic soda, chlorine, cleaning and polishing preparations, creosote, exterminating agents, industrial gases or explosives;
- I. Processing plants, including breweries, distillers, wineries; food processing plants and canneries not permitted in the M-L district; painting, sandblasting, incinerators, textile bleaching or dyeing; wood processing, including sawmills, planing mills or pulp mills;

metal smelting, alloying, foundries, drop forges, rolling or other types of ore reduction; rubber processing, power generation plants, petroleum refining, portland cement concrete plants or asphalt plants;

- J. Storage of potentially objectionable materials, including explosives, fireworks, fuel, gas, manure, flammable liquids and gases, garbage, trash dumps and piles, junk or other salvage material, solid waste recycling and disposal facilities;
- K. Animal keeping or processing, including dog kennels, stockyards, feeding pens, animal slaughter facilities, dead animal reduction, tannery or curing of raw hides, or bone distillation;
- L. Race tracks for motorized and nonmotorized vehicles, including bicycles, motorcycles, automobiles, or similar vehicles;
- M. All other industrial uses not previously listed;
- N. Industrial condominiums;
- O. Aggregate recycling facilities;
- P. Boutique, small, medium or large winery in accordance with Section 17.88.300.

(Ord. 2002-6 § 18, 2002; Ord. 2002-2 § 22, 2002; Ord. 99-4 § 61, 1999; Ord. 95-3 § 65, 1995; prior code § 5.02.280 (C))

(Ord. No. 2015-01, § XI, 4-14-2015)

#### 17.58.040 - Other permitted uses.

The following other uses are permitted in the M district:

- A. The uses allowed by, and subject to the provisions of, Sections 17.88.010 through 17.88.110;
- B. Other uses found to be similar in character and impact to those listed in Sections 17.58.020 and 17.58.030, as determined in accordance with Section 17.94.030;
- C. Signs as allowed by and subject to the provisions of Sections 17.84.060 through 17.84.069.

(Ord. 2002-2 § 23, 2002; Ord. 99-4 § 62, 1999; prior code § 5.02.280 (D))

#### 17.58.050 - Site development Standards.

The development standards for minimum lot area and yards established by this section apply to all development in the M district. However, alternate standards may be approved for a condominium project as part of the use permit process if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness and compatibility with its surroundings than would result if the routine development standards of this section were applied.

- A. Minimum Lot Area. The minimum lot area requirement is twenty thousand square feet, except as otherwise provided in Section 17.84.010.
- B. Minimum Average Lot Width. The minimum average lot width requirement is eighty feet.
- C. Yards. The following yard requirements apply, except as otherwise provided in Section 17.84.020:
  - 1. Front, ten feet;
  - 2. Interior side, none; except where the district abuts a residential district it shall be twenty feet, or if it abuts a freeway right-of-way it shall be ten feet;
  - 3. Street side, ten feet;
  - 4. Rear, none; except where the district abuts a residential district it shall be twenty feet or if it abuts a freeway right-of-way it shall be ten feet.
- D. Maximum Structural Height. Maximum permitted structural height is forty-five feet, except when within forty feet of a residential district, it shall be one story not to exceed twenty feet, except as otherwise provided in Section 17.84.030.
- E. Landscaping. Landscaping requirements are as specified in Section 17.84.040.
- F. Outdoor Lighting. Outdoor lighting requirements are as specified in Section 17.84.050.
- G. Parking. Parking requirements are as specified in Chapter 17.86.
- H. Zone Walls. The requirement for zone walls is as specified in Section 17.84.070.
- I. Outdoor Trash Storage. All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one foot higher than the trash container.
- J. Development Plan. An applicant for either a building permit or use permit shall submit a site plan which indicates how the standards listed in this section will be met. This submittal shall be made on a form prescribed by the planning director. If only a building permit is required for the use, then the director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the director's approval shall occur as set forth by the terms and conditions of the use permit.

(Ord. 2002-2 § 24, 2002; Ord. 99-4 § 63, 1999; prior code § 5.02.280 (E))