

Sec. 35-84A. M-S-GOL Service Industrial-Goleta.

(Added by Ord. 4110, 7/20/93)

Sec. 35-84A.1. Purpose and Intent.

The purposes of this district are: 1) to provide for uses of a service and/or light industrial nature particularly those related to manufacturing associated with small start-up businesses, the manufacturing of components of local high technology firms and a variety of storage uses, which are less employee intensive than similar uses permitted in related zone districts; and 2) to limit employment levels to approximately 25 employees per acre in order to be consistent with the Airport Land Use Plan and to maintain acceptable levels of service on area roadways. The intent is to ensure that such uses are well designed and landscaped so as to be harmonious with surrounding areas. This zone district applies only within the Goleta Community Planning Area as identified in the "Goleta Planning Area Land Use map".

Sec. 35-84A.2. Preliminary Development Plan to be included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-84A.3. Processing.

No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-84A.4. Permitted Uses. *(Amended by Ord. 4318, 6/23/98)*

1. Agricultural packing and processing plant.
2. Bakery and baked goods distribution outlet.
3. Carpenter and cabinet shop.
4. Electrical repair shop.
5. Feed and fuel store.
6. Frozen food locker.

7. Furniture repair and upholstering.
8. Heating, plumbing, or ventilating supplies, wholesale sales and service.
9. Sign fabrication and painting shop.
10. Storage warehouse.
11. Wholesale nursery supplies.
12. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
13. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section, for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels.
14. Farm implement and machinery repair, and associated supplies and service, and automotive repair and sales, and associated supplies and services.
15. Automobile wrecking or junk yards.
16. Boat sales yard or building yard.
17. Building material manufacturing plant, including concrete mixing plant.
18. Community recycling facility.
19. Contractors' equipment storage yard, or rental of equipment.
20. Irrigation pipe, supplies, sales and storage.
21. Lumber and building materials sales yard.
22. Machine Shop including blacksmith shop, sheet metal shop, and welding shop.
23. Storage yard or warehouse including mini-storage facilities.
Trailer*, automobile and truck rentals. Vehicle parking or storage lot (automobile, bus, truck, cab).

*For the purpose of this section, the word "trailer" shall include, in addition to the definition of trailer in DIVISION 2, DEFINITIONS, trailers used for carrying property.

24. Research and development, manufacturing, assembling, processing, compounding, and testing of products listed below, when the decision maker finds the development is consistent with the purpose and intent of this district:
 - a. Business machines.
 - b. Drugs, pharmaceutical and chemicals.
 - c. Electrical and electronic appliances and instruments and their components.
 - d. Scientific instruments and equipment.
 - e. Optical goods.
 - f. Printing, bookbinding, blue-printing and photocopying plant.
 - g. Industrial cleaning and dyeing establishment.
25. Any other use that the Planning Commission finds is of similar character to those enumerated in this section, is consistent with this districts purpose and intent and is not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.
26. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, including ancillary offices subordinate to the primary industrial or commercial uses consistent with the purpose and intent of this district.

Sec. 35-84A.5. Uses Permitted with a Minor Conditional Use Permit.

1. A Residence, provided the residential use serves as a watchman's quarters, and is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary industrial or commercial use on the same lot.

Sec. 35-84A.6. Uses permitted with a Major Conditional Use Permit.

1. Swap meet.

Sec. 35-84A.7. Performance Standards.

1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.
2. The volume of sound measured outside during calm air conditions, generated by any use on the property shall not exceed seventy-five (75) dBL at or beyond any point along the property boundary upon which such use is located.
3. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without

instruments at any point along the boundary of or outside of the lot upon which such use is located.

4. No offensive odors or fumes, noxious gases, or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.
5. Except for that associated with the heating of buildings, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lot.
6. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-84A.8. Minimum lot size.

None.

Sec. 35-84A.9. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any public street.
2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.
3. Rear:
 - a. Ten (10) feet.
 - b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-84A.10. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-84A.11. Parking.

As provided in DIVISION 6, PARKING REGULATIONS

Sec. 35-84A.12. Landscaping/Screening.

1. Not less than ten (10) percent of the net lot area shall be landscaped.
2. All landscaping shall be in conformance with the approved Development plan.
3. All front property lines shall be landscaped with a minimum of a ten-foot wide planted area.
4. The first five (5) feet of any setback area abutting a lot in a residential district shall be landscaped and a masonry wall not less than six (6) feet shall be provided.
5. Outdoor storage areas shall be screened from view of any street by a wall or fence six (6) feet in height. Such wall or fence shall be located not closer than ten (10) feet to the street right-of-way line. The space between the wall or fence and the right of way line shall be landscaped. Areas where stored materials or equipment exceed a height of six (6) feet shall be landscaped by a row of trees of a type approved by the County Board of Architectural Review to provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature. Tree height may be reduced where height is restricted by the F Airport Approach Overlay District.
6. Installation and maintenance of said landscaping shall be guaranteed by performance securities.