
Sec. 35-84. M-RP Industrial Research Park.

Sec. 35-84.1. Purpose and Intent.

The purpose of this district is to provide areas exclusively for light industry, technical research, and business headquarters office uses in well-designed buildings and attractively landscaped areas. The intent is to establish development standards and landscaping requirements to ensure a park-like environment for the uses permitted and compatibility with adjoining non-industrial area.

Sec. 35-84.2. 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. 35-84.3. 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. 35-84.4. Permitted Uses.

1. Manufacturing and assembly of business machines including electronic data processing equipment, accounting machines, calculators, typewriters, and related equipment.
2. Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, provided that kilns are fired only by electricity or gas.
3. Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, perfumes, perfumed toilet soap (not including refining or rendering of fats or oils), and toiletries.
4. Manufacture, design, and production of handicraft articles, musical instruments, toys, jewelry, and novelties.

5. Assembly of electrical appliances, electronic instruments, and devices, and radio, phonograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.
6. Printing, embossing, engraving, etching, lithographic, and bookbinding plants.
7. Experimental photo or motion picture film, research, and testing laboratories.
8. Scientific instrument and equipment manufacture or precision machine shops.
9. Manufacture of optical goods.
10. Packaging business.
11. Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of business firms that are compatible with uses permitted in this district.
12. Storage warehouse and wholesale distributing.
13. Research, development, and testing laboratories and facilities.
14. Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this district and is not obnoxious or offensive because of noise, odor, dust, smoke, vibration, danger to life or property, or similar causes.
15. Aquaculture subject to the provisions of Sec. 35-136 (General Regulations).
16. Restaurant or coffee shop for the use of the employees in the industrial research park.
17. Light recreational uses and facilities such as tennis courts, gymnasium, racquetball courts which are operated only for the use of the employees in the industrial research park.
18. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-84.4., 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. *(Added by Ord. 4067, 8/18/92)*
19. Emergency Shelter. *(Added by Ord. 4169, 10/11/94)*
20. Accessory uses, buildings, and structures, which are customarily incidental to any of the above uses.

Sec. 35-84.5. Uses Permitted With a Major Conditional Use Permit.

1. On shore oil development including exploratory and production wells, pipelines, storage tanks, processing facilities for onshore oil and gas, and truck terminals, subject to the requirements set forth in DIVISION 9--OIL AND GAS FACILITIES.

Sec. 35-84.6. Uses Permitted with a Minor Conditional Use Permit.

(Added by Ord. 4086, 12/15/92)

1. Certified Farmer's Market.

Sec. 35-84.7. Performance Standards.

1. All activities, other than incidental loading and unloading, and other incidental handling, shall be conducted wholly within a completely enclosed building.
2. The volume of sound, measured during calm air conditions, generated by or resulting from any use, other than motor vehicles, operated in any lot shall not exceed fifty (50) decibels at any point along the boundary of or outside of the lot upon which such use is located.
3. The ground vibration generated by 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. Except for 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.
5. 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. 35-84.8. Minimum Lot Size.

Each lot shall have a minimum net lot area of one acre.

Sec. 35-84.9. Setbacks for Buildings and Structures.

1. Front:
 - a. Eighty (80) feet from the centerline and fifty (50) feet from the right-of-way line of any street.
 - b. From secondary interior streets of an industrial research park, twenty (20) feet from the right-of-way line of the street.

2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the street shall conform to the front setback 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. 35-84.10. Coverage.

Not more than 35 percent of the net area of the property shall be occupied by buildings and structures.

Sec. 35-84.11. Height Limit.

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

Sec. 35-84.12. Parking.

As required in DIVISION 6--PARKING REGULATIONS.

Sec. 35-84.13. Landscaping.

Not less than 30 percent of the net area of the property shall be landscaped. All landscaping shall be in conformance with the approved Final Development Plan. In addition, where any portion of a lot abuts a lot in a residential district, the first twenty (20) feet of the rear setback or the first five (5) feet of the side setback shall be landscaped and a masonry wall not less than six (6) feet in height shall be provided.