

## Sec. 35-234. M-1 Light Industry.

### *Sec. 35-234.1. Purpose and Intent.*

The purpose of this district is to provide areas exclusively for light industrial uses. The intent is to encourage sound industrial development by setting forth appropriate areas for these uses and to protect nearby residential, commercial, and industrial uses from hazards, noise, and other disturbances.

### *Sec. 35-234.2. 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. 35-234.3. Processing.*

No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-317. (Development Plans), and with Sec. 35-314. (Land Use Permits).

### *Sec. 35-234.4. Permitted Uses.*

1. All uses permitted in the C-3 district except C-2 district and residential uses.
2. All uses permitted in the M-RP district.
3. Building material manufacturing plant, including concrete mixing plant.
4. Equipment storage yard. *(Amended by Ord. 4299, 3/24/98)*
5. Fuel yard.
6. Draying, freighting, or trucking yard or terminal.
7. Public works, public service or public utility service center or electrical substations.
8. Small boat building, not including ship building.
9. The following uses when conducted within a completely enclosed building:
  - a. The manufacture, compounding, processing, packaging, or treatment of bakery goods, candy, dairy products, and other food products but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils.
  - b. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper plastics, precious or

semi-precious metals or stone, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process.

- c. The manufacture and maintenance of electrical and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
  - d. The manufacture of furniture.
  - e. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and battery manufacturing.
  - f. Blacksmith shop, machine shop, and punch presses excluding drop hammers.
  - g. Foundry casting of lightweight non-ferrous metal not causing noxious fumes or odors.
11. Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this section 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.
  12. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-234.4., 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. 4063, 8/18/92)*
  13. Emergency Shelter. *(Added by Ord. 4128, 11/16/93)*
  14. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, not including retail sale by manufacturing enterprises.
  15. Orchards, truck and flower gardens, raising of field crops, or other such agricultural uses as are permitted on any abutting parcel zoned for agricultural or residential uses. *(Added by Ord. 4299, 3/24/98)*

***Sec. 35-234.5. Uses Permitted with a Major Conditional Use Permit.***

1. Those uses specified as permitted uses in the C-2 district and which are accessory and incidental to existing industrial uses.
2. Onshore oil development including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

**Sec. 35-234.6. Uses Permitted with a Minor Conditional Use Permit.**

1. Certified Farmer's Market. (Added by Ord. 4087, 12/15/92)

**Sec. 34-234.7. Performance Standards.**

1. The volume of sound measured outside during calm air conditions, generated by any use on the property shall not exceed seventy-five (75) dBL 10 at or beyond any point along the property boundary upon which such use is located. However, in no case shall the volume of sound exceed sixty-five (65) dBL dn at the location of any nearby noise sensitive uses, as defined in the County Noise Element.
2. 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.
3. 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.
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. 35-234.8. Minimum Lot Size.**

None.

**Sec. 35-234.9. 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 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. 35-234.10. Coverage.*

No more than fifty (50) percent of the net area of the property shall be covered by buildings and structures.

*Sec. 35-234.11. Height Limit.*

No building or structure shall exceed a height of forty-five (45) feet.

*Sec. 35-234.12. Parking.*

As provided in DIVISION 6, PARKING REGULATIONS.

*Sec. 35-234.13. 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. The side and rear property lines shall be landscaped with a minimum of a five-foot wide planted area and the front property line shall be landscaped with a minimum of a 10-foot wide planted area.
4. Where any portion of a lot abuts a lot in a residential or commercial district, in addition to the five (5) foot wide planted area, a masonry wall not less than six (6) feet in height shall be provided along such abutting portion.
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 five (5) feet to the street right-of-way line. The space between the wall or fence and the street 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 Landscape Planner to provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.
6. Installation and maintenance of said landscaping shall be guaranteed by performance securities as set forth in Sec. 35-289. (General Regulations).