

§ 6.48.020. Permitted uses.

- A. Premises in zone M-1 may be used for the following principal uses:
1. Crops, field, tree, bush, berry and row, including nursery stock, the growing of.
 2. Golf courses.
 3. Golf driving range.
 4. Parks and playgrounds.
 5. The grazing of cattle, goats, sheep or horses on a parcel of land having an area of not less than five acres. Maximum number permitted shall be two per acre. (This subsection shall not be construed to permit any permanent structures except the incidental fencing of the premises.)
- B. The following principal uses provided all operations and sales are conducted within an enclosed building. All outside storage or display of goods and materials must be in conjunction with the principal and is subject to a conditional use permit pursuant to Chapter 6.64:
1. Agricultural equipment, sales or rental of.
 2. Animal hospitals.
 3. Antiques, restoration of.
 4. Appliances, assembly of.
 5. Assaying.
 6. Automobile body and fender repair shops, brake repair shops, muffler shops, painting and upholstering shops, parts, assembly of, radiator shops, repair garages, seat covers, manufacturing of.
 7. Awnings, manufacturing of.
 8. Bags, manufacturing of, except burlap bags and sacks.
 9. Banks, savings and loan and credit unions.
 10. Bicycles, manufacturing or repair of.
 11. Blacksmith shops, horseshoeing only.
 12. Blueprinting shops.
 13. Boats, manufacturing of.
 14. Bone products, manufacturing of.
 15. Bookbinderies.

16. Bottle washing plants.
17. Bottling plants.
18. Brushes, manufacturing of.
19. Buttons, manufacturing of.
20. Cabinet making.
21. Candles, manufacturing of.
22. Carpentry shops.
23. Casting of rare and precious metals.
24. Catering services.
25. Cellophane products, manufacturing of.
26. Ceramics, manufacturing of; provided that no individual kiln shall exceed a capacity of 16 cubic feet and that no clay is pulverized on the premises.
27. Cleaning and dyeing, wholesale.
28. Clocks, manufacturing of.
29. Cloth products, manufacturing of.
30. Cold storage plants.
31. Cork products, manufacturing of.
32. Cosmetics, manufacturing of.
33. Dairy products distribution depots.
34. Egg candling.
35. Electrical, electronic and electro-mechanical instruments and equipment, manufacturing of.
36. Emergency shelters.

In accordance with California Government Code Sections 65582,65583(a), and 65589.5, emergency shelters are permitted as a matter of right in the M-1 zone. The purpose of regulating the siting of emergency shelters, their use and development, is to ensure the development of emergency shelters do not adversely impact adjacent parcels or the surrounding neighborhood, and shall be developed in a manner that protects the health, safety, and general welfare of nearby residents and businesses while providing for the housing needs of the homeless.

Emergency Shelters Use Standards.

1. Number of Beds. An emergency shelter shall contain a maximum of 50 beds.
2. Hours of Operation. Emergency shelter operations are limited to the evening hours and shall open not earlier than 5:00 p.m. and close not later than 8:00 a.m. daily. All clientele shall vacate the premises upon closing. There shall be no in-and-out privileges for clientele using the shelter between 10:00 p.m. and 6:00 a.m.
3. Floor Area per Occupant. The minimum floor area per occupant shall be at least 150 square feet and the maximum number of occupants to be served at any given time shall not exceed 50.
4. Management. The shelter shall provide on-site management during hours of operation, at a ratio of one staff member for every 15 beds. Staff members shall be awake and on duty during the operating hours of the shelter.
5. Use of the Program. The shelter shall operate on a first come, first served basis. It is preferred that the shelter operate on a voucher system, wherein intake procedures are performed as a separate function from the shelter and results in a referral to the shelter program for a specified period of time.
6. Objective of the Program. Services shall be provided to assist clients in obtaining permanent shelter, income, and services.

7. Length of Stay. Clients are permitted to return to the shelter for a maximum of 180 days unless their individual management plan provides for longer residency while regularly participating in training or rehabilitation.
8. Reimbursement. No individual or household may be denied emergency shelter because of an inability to pay.
9. Licensing. The facility shall demonstrate that it is in good standing with county, state and City licensing agencies, if required for the owner, operator and staff.
10. Shelter Management Plan. The shelter shall provide a written management plan to the City that includes provisions for staff training and qualifications; neighborhood outreach program and traversing the neighborhood daily for input and reconnaissance; transportation options; security; location of smoking area; volunteer and donation program and procedures; intake screening to ensure compatibility with services provided at the facility, and for the training, counseling and treatment programs for clients; and health, safety and emergency plans.

Emergency Shelters Development Standards.

1. The development standards set forth in the M-1 zone shall apply, unless otherwise specified herein.
2. Interior Waiting Area. Interior on-site waiting and client intake area shall be a minimum of 200 square feet, including seating for 25 clients at any one time.

3. Exterior Waiting Area. A covered exterior on-site waiting area shall be provided, at a minimum of 100 square feet for seating for 50 clients at any one time, to protect clients from the elements.
4. Separation between Shelters. An emergency shelter shall be no closer than 300 feet from another emergency shelter, as measured from the nearest property line.
5. External Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way.
6. Parking. Off-street parking requirements shall be provided at a ratio of one space per 1,000 square feet of gross floor area, or one space for each employee on the largest shift plus one space for each agency vehicle plus three visitor spaces, whichever is greater. All parking is required to be off street and on site.
7. ADA Access. The shelter shall be compliant with the Americans with Disabilities Act.
8. Amenities. The facility may include central cooking and dining areas, laundry area, recreation rooms, counseling centers, child care facilities, play areas, bike racks, and other support services for the exclusive use of the residents and staff.
9. Annual Report. The operator of the facility shall provide, at the City's request, an annual report of the use of the facility and determination of compliance with the City's development standards for the use.

10. Deliveries. Deliveries of goods to the shelter shall only be made between 5:00 p.m. and 10:00 p.m.
11. Noise or Lighting. The facility shall not generate noise or lighting at levels adversely affecting surrounding properties.
37. Feed and grain sales.
38. Film exchanges.
39. Film processing.
40. Fire stations.
41. First aid stations.
42. Food commissaries.
43. Food lockers, frozen.
44. Food processing.
45. Fur products, manufacturing of.
46. Furniture, manufacturing of.
47. Furniture and household goods, storage and transfer.
48. Gas heater testing laboratories.
49. Gas meter and control stations.
50. Glass, assembly of stained.
51. Glass blowing, including only the bench working of glass.
52. Glass products, manufacturing of; provided, that no individual crucible shall exceed a capacity of 16 cubic feet.
53. Gloves, manufacturing of.
54. Golf balls, manufacturing of.
55. Gunsmiths.
56. Hair products, manufacturing of, but excluding mattresses and furniture.
57. Hay barns, commercial.
58. Horn products, manufacturing of.
59. Ice, manufacturing of.

60. Instruments and equipment, scientific, manufacturing of.
61. Jewelry, manufacturing of.
62. Laboratories, medical and dental.
63. Laboratories, research and testing.
64. Lapidary shops.
65. Laundries, wholesale.
66. Lawn mower sharpening.
67. Leather products, manufacturing of from prepared materials.
68. Linen and towel suppliers.
69. Machine shops.
70. Medical clinics.
71. Metal engraving.
72. Metal products, fabrication of.
73. Mirrors, manufacturing of.
74. Neon signs, manufacturing of.
75. Newspapers, printing and publishing.
76. Observatories.
77. Offices, business and professional.
78. Oil well valves, storage and repair of.
79. Optical goods, manufacturing of.
80. Packaging businesses.
81. Paint spray booths.
82. Paper products, manufacturing of.
83. Parcel delivery terminals.
84. Perfumes, manufacturing of.
85. Pest control operators and services.
86. Pharmaceuticals, manufacturing of.
87. Phonograph records, manufacturing of.

88. Photoengraving.
89. Plastic products, manufacturing of.
90. Plumbing shops.
91. Police stations.
92. Printing and engraving.
93. Produce markets, wholesale.
94. Publishers, book and periodical.
95. Recreational vehicles, manufacturing of.
96. Refrigeration plants.
97. Refrigeration repair and service shops.
98. Rubber products, manufacturing of from previously prepared materials, but not including tire manufacture.
99. Rubber stamps, manufacturing of.
100. Rug cleaning plants.
101. Shell products, manufacturing of.
102. Sign painting shops.
103. Silk screens, manufacturing and processing of.
104. Starch, liquid, mixing and bottling of.
105. Stencils and stencil materials, manufacturing of.
106. Taxidermy shops.
107. Textile products, manufacturing of.
108. Toiletries, manufacturing of, not including soap.
109. Toys, manufacturing of.
110. Trade schools.
111. Tree surgeons.
112. Upholstering shops.
113. Venetian blinds, manufacturing of.
114. Veterinary offices.
115. Vitamin products, manufacturing of.

- 116. Warehouses, general.
- 117. Warehouses, storage, where less than 50,000 square feet of the building's gross square footage is used for storage purposes.
- 118. Watches, manufacturing and repair of.
- 119. Wholesale brokers.
- 120. Window shade manufacturing, including the assembly of screens.
- 121. Winery, including tasting room.
- 122. X-ray laboratories.
- 123. Yarn products, manufacturing of but not including the dyeing of yarn.
- C. Similar uses other related uses by resolution of the Planning Commission or City Council; provided, that they are similar in character to those enumerated in this section.
- D. Any use permitted in Section 6.44.020 which is not listed as a permitted use in Section 6.48.020, pursuant to the site plan and architectural review process. In considering the application, the Planning Commission shall consider the following facts:
 - 1. That the requested use as proposed will not:
 - a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
 - 2. That the proposed site has adequate parking and the surrounding uses will not be adversely impacted with the additional parking requirement of the proposed use.
 - 3. That the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

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