

Sec. L-II 2.5. - Industrial Districts.

A. *Purpose of Section.*

1. To provide appropriate industrial areas for the production, repairing, distribution, and warehousing of goods and equipment, research and development, and supporting commercial businesses and services, that meet the needs of community and provide employment opportunities, consistent with General Plan policy,
2. To provide adequate space to meet the needs of industrial development, promote high standards of site planning and design, and ensure compatibility with surrounding land uses,
3. To ensure adequate levels of public facilities and services, minimize traffic congestion, and facilitate the provision of public improvements commensurate with anticipated increases in industrial land uses.

B. *Purposes of Individual Districts.*

1. *BP (Business Park).* The BP District provides areas for a variety of related uses, including manufacturing, distribution, processing, service, and research and development uses normally associated with light industries. The intent of this District is to encourage innovative and creative design in the provision of a variety of employment-oriented uses.

Development should be characterized by spacious and extensively landscaped settings that are attractive and environmentally sensitive. All uses shall be contained within a planned setting reflecting a "campus" character providing a high level of on-site amenities.

2. *M1 (Light Industrial).* The M1 District provides areas for the production, repairing, distribution, and warehousing of goods and equipment, along with supporting businesses and services. Uses should provide for buffering from adjacent land uses to minimize incompatibility and should have convenient, controlled access to arterial or major collector roads without passing through residential areas.
3. *M2 (Heavy Industrial).* The purpose of the M2 District is similar to that of the M1 District, except that allowed uses are potentially more intensive and may generate greater impacts on adjacent land uses, public facilities and services, and the environment.

C. *BP Base District Standards.*

1. Prior to any site development located outside of an adopted Area Plan, the Planning Commission shall approve a Comprehensive Master Plan for the entire site. See Section 5.17 Comprehensive Master Plans and Specific Plans.
2. *Accessory Uses.* Limited uses that are customarily incidental and directly related to the primary light industrial use may be permitted as part of a mixed-use project. Such uses may provide supporting business and service activities for the primary light industrial use and accessory uses for on-site employees. Such uses may be permitted at the same time as or following the establishment of the primary light industrial use, but not before such establishment. It is not the intent of this District to accommodate single-use development which can be located in other districts.
3. *Interim Uses.* Prior to submittal of a Comprehensive Master Plan, interim uses that do not preclude development of the site for its intended use as designated on the General Plan land use map, and which are consistent with the purpose and intent of the District, may be allowed, subject to the permitting requirements of Table 2.5.D. An interim use shall be defined as a use which does not require construction of a permanent foundation or permanent infrastructure improvements. The land use permit authorizing the interim use shall establish time limits for the interim use.
4. *Minor Improvements.* Minor improvements may be allowed for uses that are consistent with the purpose and intent of the District, subject to the permitting requirements of Table 2.5.D. Minor improvements shall be limited to remodels that do not result in a more intense land use, and building additions that do not exceed ten percent of

the existing total gross floor area on a single building site. Existing total gross floor area shall be that area which was legally established prior to the requirement for a Comprehensive Master Plan being established on the site.

**Table L-II 2.5.D
Industrial Districts Allowable Uses and Permit Requirements**

Key to Land Use Permit Requirements:

A — Allowed subject to zoning compliance and building permit issuance

DP — Development Permit required per Section 5.5

UP — Use Permit required per Section 5.6

NP — Not Permitted

NA — Not Applicable

Varies — Refer to listed L-II Section for allowable uses and permit requirements

ALLOWABLE LAND USES (See Section L-II 1.4.D for Similar Uses)	BP	M1	M2	L-II Sections
Residential Uses				
Dwelling units as a part of a mixed-use development where residential is not the primary use, and is an integral part of the non-residential use, not to exceed four units per acre. Integral shall mean that all uses are designed and located so as to be visually and functionally related.	UP	UP	UP	
Temporary use of a mobilehome or an RV during dwelling construction where there is a valid building permit for a dwelling.	A	A	A	3.15
Commercial Uses				
Accessory uses for employees, including fitness centers, and restaurants, when in combination with support uses does not exceed ten percent of the gross floor area of the structures on site.	UP	DP	DP	
Auto repair within an enclosed structure.	NP	DP	DP	
Auto painting and body work within an enclosed structure.	NP	DP	DP	
Commercial activities that normally require extensive storage areas including, but not limited to, contractors equipment yard, vehicle storage yard, sales and storage of fuel, building/farm supply, equipment rental, kennels.	NP	DP	DP	

Day Care Facilities as an accessory, employee use when in combination with accessory uses, does not exceed ten percent of the gross floor area of the business park.	UP	NP	NP	
Fitness Centers.	UP	UP	UP	
Flea Market, permanent.	NP	UP	UP	
Lumberyards.	NP	DP	DP	
Parks if developed as employee accessory uses.	UP	UP	UP	
Parking facilities not attached to a specific use.	UP	UP	UP	
Personal mini storage buildings.	UP	UP	UP	
Shooting ranges, indoor.	NP	UP	UP	
Support uses for the primary light industrial use, including offices, services and retail sales associated with the marketing of products produced on-site, when in combination with accessory uses does not exceed area of the structures on site.	DP	DP	DP	
Temporary Commercial Uses.	A	A	A	<u>3.23</u>
Medical Marijuana Dispensary.	NP	NP	NP	
Commercial Cannabis Cultivation	NP	NP	NP	<u>3.30</u>
Adult Businesses, Existing Structure.	NP	A	NP	<u>3.29</u> ; G-III 13
Adult Businesses, New Construction.	NP	DP	NP	<u>3.29</u> and G-III 13
Industrial Uses				
Light industrial including research and development, the manufacturing, production, repairing, distribution, fabrication, processing, wholesaling, and warehousing of a wide variety of goods.	DP	DP	DP	
Any other intensive industrial use not allowed in the BP or M1 Districts.	NP	NP	UP	
Auto painting and body work.	NP	DP	DP	

Hazardous waste management facilities for waste produced on-site.	A	A	A	
Hazardous waste management facilities for waste produced off-site.	NP	UP	UP	
Parking facilities not attached to a specific use.	Varies	NA	NA	<u>2.7.10</u>
Power plants, private, including biomass fuel production.	NP	UP	UP	
Ready mix, asphalt, or concrete plants.	NP	UP	UP	
Recycling centers.	NP	UP	DP	
Recycling collection facilities.	DP	DP	DP	
Research and development activities.	DP	DP	DP	
Salvage enterprises; auto, trucks, and equipment dismantling yards.	NP	NP	UP	
Storage of explosives.	NP	UP	UP	
Storage and distribution of bulk petroleum products.	NP	UP	UP	
Agricultural, Resource, and Open Space Uses				
Field Retail Stand	NP	NP	NP	3.3
Farm Stand	DP	DP	DP	3.3
Certified Farmers' Market	DP	DP	DP	3.3
Crop and Tree Farming	A	A	A	3.3
Pre-Grading not associated with a specific development project	NP	DP	DP	<u>3.28</u>
Institutional and Public Uses				
Schools.	UP	NP	NP	

(Ord. 2467, 5/14/19)

**Table L-II 2.5.E
Industrial Districts Site Development Standards**

Key to Site Development Standards:

ROW — Right-of-way, Ultimate (see definition in Article 6)

C/L — Centerline

L-II SECTION — Refer to listed L-II Section for site development standards

SITE DEVELOPMENT STANDARDS	BP	M1	M2	L-II Sections
Setback Standards ⁽¹⁾				
Front yard (ROW at least 50' in width) ⁽³⁾	10' from ROW (with mean average 20')			4.2.5.E
Front yard (ROW less than 50' in width) ⁽³⁾	35' from ROW C/L (with mean average 45')			4.2.5.E
Exterior yard (ROW at least 50' in width)	10' from ROW (with mean average 20')			<u>4.2.5</u>
Exterior yard (ROW less than 50' in width)	35' from ROW C/L (with mean average 45')			<u>4.2.5</u>
Interior yard	30'	0'		<u>4.2.5</u>
Rear yard	30'	0' (Through parcels: Rear = Front setback)		<u>4.2.5</u>
Other Standards (See <u>Sections 4.2 Design Standards</u> & <u>4.3 Resource Standards</u>)				
Building Height Limit	45'			<u>4.2.4</u>
Fencing & Hedges	Table 4.2.6.D			<u>4.2.6</u>
Maximum Impervious Surface	60%	85%		<u>4.2.10</u>
On-Site Parking	Table 4.2.9.F.12.b			<u>4.2.9</u>
Signs	Sign Standards see Section 4.2.12.K			<u>4.2.12</u>
Minimum Road Frontage ⁽²⁾	150'			
Minimum Parcel Size ⁽²⁾	1.5 acres	15,000 s.f.		4.1.3.E.4.c

Footnotes:

⁽¹⁾ Setbacks for residential units may be reduced on parcels less than three acres subject to Section L-II 4.2.5.G.

(2) The minimum parcel size and road frontage required for subdivisions and boundary line adjustments is that shown on the table. Where clustering or a Planned Development is utilized, minimum parcel size and road frontage can vary if adequate provisions are made for the appropriation of water and disposal of sewage consistent with this Code and the protection of public health, safety and welfare. (See Section L-II 4.1.5.)

(3) Significant landscaping shall be incorporated into this setback.

(Ord. 2427, 1/24/17; Ord. 2408, 1/26/16)

Sec. L-II 2.7.8. - Site Performance Combining District (SP).

- A. *Purpose.* To provide for refinements in the site development standards and/or the permitted uses in the base zone district with which the SP District regulations are combined. Such refinements shall ensure consistency with, and further the intent of, all General Plan policies.
- B. *Establishment of SP District Regulations.*
1. The SP District shall restrict the use of land and/or structures and establish all other conditions in accordance with the specific ordinance establishing the zone district for the affected property or land area. The ordinance shall have the ability to establish the permitted and prohibited uses of the land, site development standards, public service and utility requirements, and the size, height and use of structures provided that the land usage provisions of the SP District are not less restrictive than the base zone district.
 2. Refinements or limitations to uses or standards established by the ordinance enacting the SP District shall be reflected by either stating the more restrictive types of use(s), site development standards, public sewer and utility requirements, etc., as part of the adopting ordinance or, by appending to the ordinance a copy of the specific site development plan reflecting the applicable refinements or limitations.
 3. The SP District shall be designated on the Zoning District Map following the underlying base zoning district by the symbol SP, and the adopting ordinance number in parenthesis. Example: A rezoning from the AG District to include the SP District would be AG-SP (#99-99).
- C. *Amendments.* The use of any land covered by the ordinance which establishes the SP District shall run with the land until changed or eliminated by the adoption of a new zoning ordinance for said land.
1. Any amendment to the provisions of the ordinance covered by land zoned with the SP District will require a rezoning petition.
 2. If a Development Permit pursuant to Section 5.5 or Use Permit pursuant to Section 5.6 is filed with the request to rezone the property into the SP District, the effective time limits for the establishment of the use shall be as provided for in Section 5.10.
 3. Notwithstanding any provision contained herein, a Development Permit filed pursuant to Section 5.5 or Use Permit pursuant to Section 5.6 may be changed consistent with the provisions of Section 5.8.