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## M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

### 2520 INTENT.

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

### 2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Emergency Shelters (see Section 6911)
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

b. Commercial Use Types.

- Administrative and Professional Services
- Automotive and Equipment: Parking
- Business Equipment Sales and Services
- Business Support Services
- Communications Services
- Laundry Services
- Participant Sports and Recreation: Indoor
- Recycling Processing Facility, Wood and Green Materials
- Research Services
- Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)  
 Tree Crops  
 Row and Field Crops  
 Packing and Processing "Limited"  
 Packing and Processing "Winery"  
 Packing and Processing "General"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
 (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2523 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"  
 Agricultural and Horticultural Sales "8" (all types)  
 Automotive and Equipment: Cleaning "8"  
 Automotive and Equipment: Repairs, Heavy Equipment "8"  
 Automotive and Equipment: Repairs, Light Equipment "8"  
 Automotive and Equipment: Sales/Rentals, Farm Equipment "9"  
 Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"  
 Automotive and Equipment: Sales/Rentals, Light Equipment "9" (see Section 6800)  
 Building Maintenance Services "8"  
 Construction Sales and Services "8" (see Section 6300)  
 Eating and Drinking Establishments "21"  
 Food and Beverage Retail Sales "10"  
 Gasoline Sales "12"  
 Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Light or Heavy "3"  
 Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)  
 (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)  
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

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2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities  
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2525 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Child Care Center  
Civic, Fraternal or Religious Assembly  
Clinic Services  
Cultural Exhibits and Library Services  
Major Impact Services and Utilities

b. Commercial Use Types.

Funeral and Interment Services: Cremating  
Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)