

Chapter 17.30 - M-S MANUFACTURING SERVICE ZONE

17.30.010 - Intent and purpose.

This zone is intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being by providing employment and an important revenue source for the city. The provisions of this zone are intended to ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development.

(Prior code § 050.01)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.30.020 - Permitted uses.

The following uses are permitted in the M-S (Manufacturing Service) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Engineering research and testing firms and laboratories;
2. Trailer, camper, mobile home manufacturer or assembly;
3. Automotive repair garage, body and fender works, within a completely enclosed building;
4. Sales and rental of trucks, autos, farm machinery and implements, and truck and auto parts;
5. Bakery;
6. Boat building;

7. Bottling plant;
8. Cabinet shop;
9. Carpet cleaning plant;
10. Ceramic products manufacture;
11. Cleaning and dyeing plant;
12. Dairy products processing;
13. Drugs manufacture;
14. Electrical, electronic, or electro-mechanical machinery manufacturing;
15. Food products processing, manufacturing, canning, preserving and freezing;
16. Fruit and vegetable packing house;
17. Furniture manufacturing, refinishing;
18. Garment manufacture;
19. Glass manufacture;
20. Ice and cold storage plant;
21. Laboratories. Experimental, testing, motion picture;
22. Laundry;
23. Machine shop;
24. Metalworking, fabrication, or welding firm;
25. Newspaper printing plants;
26. Parcel delivery services;
27. Photo-engraving, photocopying, photo-processing and blueprinting;
28. Plastic, fabrication firm;
29. Plumbing shop;
30. Prefabricated buildings manufacture;

31. Printing establishments;
32. Sheet metal shop;
33. Sign manufacture;
34. Textile manufacture;
35. Tire rebuilding, recapping, and retreading;
36. Upholstering and reupholstering;
37. Wholesale business, storage buildings, and warehouses;
38. Woodworking shop;
39. Storage yards:
 - a. Contractors storage yards,
 - b. Building materials,
 - c. Lumber yards,
 - d. Machinery, truck rental yards,
 - e. Draying and freight yard, and
 - f. Truck terminal; and
40. Retail sales.
41. Restaurant.
42. Emergency shelters complying with the following criteria.
 - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 - b. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty (50) occupants.
 - c. A shelter shall not be approved when another homeless shelter exists within three hundred (300) feet of the proposed site.
 - d.

Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.

- e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
- f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
- g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

43. Public Utility Facilities (City-Initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:

- 1. Detached dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
- 2. Retail distribution of products produced on the premises (where not the primary retail outlet for said products).
- 3. Storage of equipment, materials, finished products, or refuse basic to operations of a permitted use.
- 4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
 - a. One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed twenty (20) square feet in area.
 - b.

Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred (200) square feet.

5. Other accessory uses customarily appurtenant to a primary permitted use.

C. Conditional Uses. The following uses may be permitted in the M-S (Manufacturing Service) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Automotive repair garage as an accessory to automobile service station.
2. Breweries and Distilleries.
3. Cotton gins, oil mills, vegetable oil plants.
4. Exterminating or disinfecting service firm.
5. Metal plating.
6. Mini storage warehouse.
7. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
8. Oil cloth or linoleum manufacture.
9. Paint, oil, shellac, turpentine, or varnish manufacture.
10. Plastic manufacture.
11. Planing mills.
12. Poultry dressing and packaging.
13. Recreational Vehicle Storage. Such uses as standalone uses shall not exceed ten (10) percent of the M-S Zone.
14. Restaurant with cocktail lounge.
15. Service stations.
16. Stone monument works.

17. Taproom.
 18. Tattoo and body piercing parlors.
 19. Wire and wire products manufacture.
- D. Industrial-Related Uses. Certain non-industrial uses are functionally related to industrial areas. The following uses are permitted only when intended to serve industrial areas and employees.
1. Restaurants and coffee shops.
 2. Industrial hospitals or clinics.
 3. Industrial training center.

(Ord. 925 § 1, 2005; Ord. 918 § 1, 2005; prior code § 050.02)

(Ord. No. 1033, § 3, 1-11-12; Ord. No. 1051, § 2, 5-22-13; Ord. No. 1161, § 4, 5-27-20; Ord. No. 1195, § 5, 7-27-22; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.30.030 - Property development standards.

The following standards of development shall apply in the M-S (Manufacturing Service) zone:

- A. Non-Residential Intensity.
 1. Maximum FAR. 1.0.
- B. Lot Requirements.
 1. Minimum Lot Size. Ten thousand (10,000) square feet.
 2. Minimum Lot Width. None.
 3. Minimum Lot Depth. None.
 4. Maximum Lot Coverage. None.
- C. Yard Requirements. None, except in the following instances:
 1. Where an M-S (Manufacturing Service) zone abuts upon a street or highway where two-thirds of the property in the block on the opposite side of the street is zoned residential, a yard shall be provided of ten

(10) feet in depth.

2. Where an M-S (Manufacturing Service) zone abuts upon a street or highway and where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required yards of the adjoining zones.
3. Where an M-S (Manufacturing Service) zone abuts upon a Major Arterial, Major Arterial with Enhanced Bicycle Facilities, Primary Arterial, and Primary Arterial with Enhanced Bicycle Facilities as designated on the circulation element of the general plan, a yard of ten (10) feet in depth shall be provided.
4. Where an M-S (Manufacturing Service) zone directly abuts a residential zone, there shall be a yard of not less than thirty (30) feet adjoining that zone. This shall be reduced to twenty (20) feet where there exists a public alley separating the two zones.
5. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting shall be maintained adjacent to the planned highway right-of-way line.

D. Height Limits.

1. The maximum height of any buildings or structures located within one hundred fifty (150) feet of any residential zone shall be two stories or thirty-five (35) feet, which ever is less. Vehicular rights-of-way shall be included in calculating distance.
2. The maximum height of all other buildings or structures shall be fifty (50) feet.

- E. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.

- F. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- G. Walls and Screening.
1. Where an M-S (Manufacturing Service) zone abuts upon any residential zone there shall be provided a solid masonry wall not less than six feet nor more than eight feet in height along the zone boundary. Said wall shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
 2. Where property in an M-S (Manufacturing Service) zone is used for operations incidental to a primary permitted use, as a storage yard, or where material necessary to the conduct of a primary permitted use is stored outside, there shall be provided screening not less than six feet or more than eight feet in height. Said screening shall screen storage areas from adjacent residential and/or commercial zones.
- H. Other Property Development Standards.
1. No structure originally designed or intended for residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling by a proprietor, manager or custodian or custodian of a permitted use.
 2. No use shall be established in any M-S (Manufacturing Service) zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety, or general welfare. All uses shall be continuously maintained so that they are neither obnoxious nor offensive by reason of the above emissions.
 3. All lot area not in use by buildings shall be paved, planted, or otherwise surfaced to eliminate dust. Use of gravel, decomposed granite and similar materials is permitted, subject to continuous maintenance in a neat and sightly manner. Use of oil is permitted only where treated

areas will not be visible from public streets, or adjacent residential or commercial zones. Yards and off-street parking and loading areas shall be treated as required in this title.

- I. Architectural Review. All development in the M-S (Manufacturing Service) zone is subject to architectural review as set forth in Section 17.72.010 of this title.
- J. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, First Street to the west, Grapefruit Boulevard to the north, and Nineth Street to the east.

(Prior code § 050.03; Ord. No. 1161, § 5, 5-27-20; Ord. No. 1195, § 6, 7-27-22; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)