

Article 12. Industrial Zones.

Sec. 26-12-010. Purpose of article.

This article identifies allowed land uses in the industrial zones, permits required for allowed uses, and general standards for site development.

(Ord. No. 6335 , § III(Exh. A), 2-9-2021)

Sec. 26-12-020. Purpose of industrial zones.

- A. **General.** The industrial zones provide areas for a wide range of business and employment activities with standards to ensure well-designed facilities that are compatible with adjacent land uses. The industrial zones accommodate land uses that provide jobs and services for county residents and businesses.
- B. **Specific.**
1. **Industrial Park (MP) Zoning District:** The MP zone provide areas exclusively for modern compatible industrial research, light manufacturing, assembly and headquarters office uses. The permitted uses, dimensional standards and landscaping requirements are designed to ensure compatibility with adjoining non-industrial areas.
 2. **Limited Urban Industrial (M1) Zoning District:** The M1 zone provides areas for land extensive industrial development or industrial development within designated urban service areas. Development in the M1 zone is limited in scale by such factors as incompatible adjacent land uses and adverse environmental impacts.
 3. **Heavy Industrial (M2) Zoning District:** The M2 zone provide areas within urban service areas which permit a wide range of industrial uses.
 4. **Limited Rural Industrial (M3) Zoning District:** The M3 zone provide areas for land extensive industrial development or industrial development within designated urban service areas. Development in the M3 zone is limited in scale by such factors as lack of public services, incompatible adjacent land use, and adverse environmental impacts.

(Ord. No. 6335 , § III(Exh. A), 2-9-2021)

Sec. 26-12-030. Allowed land uses.

- A. **General.**
1. Table 12-1 identifies the allowed uses and permit requirements in the agricultural and resource zones.
 2. All uses may be subject to additional standards and regulations and may require a zoning permit, design review, or other additional review. Additional regulations that apply to allowed uses are noted in the "use regulations" column in Table 12-1.
 3. If Table 12-1 shows two (2) permit types separated by a slash mark (e.g., "P/C"), this indicates that the permitting level may differ depending upon project conditions as described in the use regulations for the allowed use.

B. Additional Permits.

1. In addition to the permits required by Table 12-1, design review is required for all allowed uses in compliance with Article 82 (Design Review). In the MP, M1, and M3 zones, if any regulation in this article differ from those in Article 82, this article governs.
2. A zoning permit, design review or other permits may be required in addition to those permits required by Table 12-1. See individual use regulations sections for additional requirements that may apply.

Table 12-1: Allowed Land Uses in Industrial Zones

Key of symbols for Table 12-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in use regulations column

| Land Use | MP Zone | M1 Zone | M2 Zone | M3 Zone | Use Regulations |
|--|---------|---------|---------|---------|-------------------------------|
| Agricultural and Resource-Based Land Use Category | | | | | |
| Agricultural Crop Production and Cultivation | - | P | P | P | 26-18-020 |
| Agricultural Processing | C | C | C | C | 26-18-030 |
| Animal Keeping: Beekeeping | P | P | P | P | 26-18-060 |
| Timber Saw Mills and Lumber Production | - | - | C | C | 26-18-240 |
| Industrial, Manufacturing, Processing and Storage Land Use Category | | | | | |
| Animal Product Processing | - | - | C | - | 26-20-020 |
| Fertilizer Plants | | | C | | 26-20-030 |
| Laboratories | P | P | P | P | 26-20-040 |
| Laundry Plants | - | P | P | P | 26-20-050 |
| Manufacturing/Processing, Heavy | - | C | C | C | 26-20-060 |
| Manufacturing/Processing, Light | P | P | P | P | 26-20-070 |
| Manufacturing/Processing, Medium | P | P | P | P | 26-20-080 |
| Recycling Collection Facilities | † | † | † | † | † See 26-20-090 and 26-88-070 |
| Recycling Processing Facilities | † | † | † | † | † See 26-20-100 and 26-88-070 |
| Storage: Contractor's Storage Yard | - | C | C | C | 26-20-110 |
| Storage: Manufactured Home Storage | - | P | P | P | 26-20-120 |
| Storage: Personal Storage | - | P/C | P/C | P/C | 26-20-130 |
| Storage: Vehicle, Boat, and RV Storage | - | P | P | P | 26-20-140 |
| Storage: Warehouses | P | P | P | P | 26-20-150 |
| Storage: Wholesale and Distribution | P | - | P | - | 26-20-160 |
| Wrecking and Salvage Yards | - | - | C | C | 26-20-170 |

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|--|-----|---|---|---|----------------------|
| Recreation, Education and Public Assembly Land Use Category | | | | | |
| Community Meeting Facilities | C | C | C | C | 26-22-150 |
| Periodic Special Events | P | P | P | P | 26-22-120 |
| Recreation and Sports Facilities: Health/Fitness Facility | C | C | C | C | 26-22-130 |
| Recreation and Sports Facilities: Recreation Facility, Indoor | C | C | C | C | 26-22-140 |
| Recreation and Sports Facilities: Shooting Ranges | - | - | C | C | 26-22-170 |
| Theater and Entertainment Venues | P | - | - | - | 26-22-210 |
| Residential Land Use Category | | | | | |
| Accessory Dwelling Unit | P | P | P | P | 26-24-020; 26-88-060 |
| Caretaker Dwelling | C | C | C | C | 26-24-080 |
| Junior Accessory Dwelling Unit | P | P | P | P | 26-24-190; 26-88-061 |
| Residential Community Care Facility, Large | C | C | C | C | 26-24-240; 26-88-125 |
| Work/Live | - | C | - | - | 26-24-280 |
| Retail Land Use Category | | | | | |
| Building and Landscape Materials Sales | - | P | P | P | 26-26-040 |
| Farm Equipment and Supplies Sales and Rentals | - | P | P | P | 26-26-050 |
| Fuel Dealers | - | - | - | C | 26-26-070 |
| Fuel Station, Retail | - | - | - | - | 26-26-080 |
| Fuel Station, Non-Retail | C | C | C | - | 26-26-081 |
| Heavy Equipment Sales and Rental | - | P | - | P | 26-26-100 |
| Restaurants | P/C | C | C | - | 26-26-140 |
| Vehicles/Boat Sales and Rentals | - | P | - | P | 26-26-150 |
| Services Land Use Category | | | | | |
| Banks and Financial Institutions | C | C | C | - | 26-28-030 |
| Business Support Services | P | P | P | P | 26-28-040 |
| Day Care Center | C | C | C | C | 26-28-080 |
| Homeless Shelter, Emergency | C | P | C | - | 26-28-090; 26-88-127 |
| Homeless Shelter, Small Scale | C | P | C | - | 26-28-090; 26-88-127 |
| Lodging: Hotel, Motel, and Resort | C | C | C | - | 26-28-150 |
| Maintenance and Repair Service, Non-Vehicular | P | P | P | P | 26-28-170 |
| Professional Office | P* | P | P | P | 26-28-210 |
| Vehicle Maintenance/Repair | - | C | C | C | 26-28-220 |
| Veterinary Clinic | - | C | - | - | 26-28-230 |
| Transportation, Energy, Public Facilities Land Use Category | | | | | |
| Airfields and Landing Strips: Restricted Use Airfield | - | C | C | C | 26-30-030 |
| Dispatch Facility | - | C | - | - | 26-30-040 |

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|---|---|---|---|---|---|
| Low Temperature Geothermal Resource Development | C | C | C | C | 26-30-050 |
| Public Safety Facilities | P | C | C | C | 26-30-090 |
| Public Utility Facilities | P | C | C | C | 26-30-100 |
| Renewable Energy Facilities | † | † | † | † | † See Section 26-30-110 and Section 26-88-200 |
| Telecommunications Facilities | † | † | † | † | † See Section 26-30-120 and Section 26-88-130 |
| Truck/Bus/Freight Terminal | - | C | C | C | 26-30-130 |
| Other Land Uses | | | | | |
| Commercial Cannabis Uses | † | † | † | † | † See 26-88-250; 26-88-254; 26-88-256 |

- C. **Amplified Live Music.** Amplified live music is allowed with a use permit in all industrial zones.
- D. **Incidental Commercial Uses in M3.** In the M3 zone, retail commercial and service uses incidental to and in conjunction with industrial development are permitted.
- E. **Hazardous Materials.** Uses which involve noxious odors or fumes, explosives, flammables, radiation, or other hazards to the surrounding property require a use permit.
- F. **Unlisted Land Uses.**
 1. For a proposed nonresidential use not listed in the allowed land use table, the Director may determine that the proposed use is equivalent to a permitted or conditionally permitted use if the Director finds that the proposed use is similar to and compatible with a listed permitted or conditionally permitted use.
 2. When the Director determines that a proposed nonresidential use is equivalent to a listed use, the proposed use shall be treated in the same manner as the listed use with respect to development standards, permits required, and all applicable requirements of the Zoning Code.

(Ord. No. 6405 , § V(Exh. B), 3-14-2023; Ord. No. 6403 , 3-7-2023; Ord. No. 6352 , § VIII, 9-14-2021; Ord. No. 6335 , § III(Exh. A), 2-9-2021)

Sec. 26-12-040. Development standards.

- A. **General.** Table 12-2 identifies the development standards in the industrial zones.
- B. **Combining Zones.** Properties with a combining zone designation as shown in the zoning database (ex. LG local guidelines combining district) may be subject to addition development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable combining zone may modify the development standards.

Table 12-2: Development Standards - Industrial Zones

Key of symbols for Table 12-2:

† = Standard indicated in Supplemental Standards column

| Standard | MP Zone | M1 Zone | M2 Zone | M3 Zone | Supplemental Standards |
|---|---------|---------|-----------|---------|------------------------|
| Lot size for lots with no public water or sewer service (min. ac. or sf.) | 1.5 ac | 1.5 ac | 20,000 sf | 1.5 ac | |

| | | | | | |
|--|---|-----------|-----------|-----------|-------------------------------|
| Lot size for lots with public water service but no public sewer service (min. ac. or sf.) | 1 ac | 1 ac | 20,000 sf | 1 ac | |
| Lot size for lots with public sewer service designated General Industrial in general plan (min. sf.) | As designated on zoning map | 20,000 sf | 20,000 sf | 10,000 sf | |
| Lot size for lots with public sewer service designated Limited Industrial in general plan (min. sf.) | As designated on zoning map | 10,000 sf | 20,000 sf | 10,000 sf | |
| Lot Width (min. ft.) | No min. | No min. | 80 | No min. | |
| Front Setbacks (min. ft.) | As established by precise development plan or specific plan | No min. | No min. | No min. | 26-12-040.E,F,G |
| Street Side Setbacks (min. ft.) | As established by precise development plan or specific plan | No min. | No min. | No min. | 26-12-040.E,F,G |
| Interior Side Setbacks (min. ft.) | As established by precise development plan or specific plan | No min. | No min. | No min. | 26-12-040.E,F,G |
| Rear Setbacks (min. ft.) | 10 ft. | No min. | No min. | No min. | 26-12-040.E,F,G |
| Lot Coverage (min.) | 50% | 50% | 50% | 50% | 26-16-050.B |
| Height (max. ft.) | 65 | 65 | 65 | 65 | 26-12-040.H&I |
| Building Intensity (max.) | † | † | † | † | † See 26-12-040.M |
| Parking | † | † | † | † | † See Article 86; 26-12-040.J |

- C. **Increased Lot Coverage.** See Section 26-16-050.C (increased lot coverage in commercial, industrial and PC zones).
- D. **MP Zone Landscaping.** A minimum of twenty percent (20%) of a site in the MP zone shall be reserved for landscaping.
- E. **MP Residential Buffer.**
1. In the MP zone a minimum 100-foot setback is required from a property line that that fronts, sides or backs upon:
 - a. A residential zone, or

- b. A street the opposite side of which is a residential zone.
 - 2. The first fifty feet (50') of the setback nearest the property line shall be used and maintained only as landscaped planting or screening strip, except for access ways.
 - 3. The remainder of the setback may be used only for off-street parking or shall be landscaped in the same manner as the first fifty feet (50') of the setback area.
- F. **Increased M1, M2, M3 Setbacks.** Minimum required setbacks in the M1, M2, and M3 zones may be increased when required by the general plan or to accommodate any landscaping required for design review approval.
- G. **Residential Zone Setbacks.**
- 1. If any portion of the front property line in the M1, M2, or M3 zone is opposite a residential zone, the minimum front setback is the same as the residential zone.
 - 2. If a side or rear property line in the M1, M2, or M3 zone abuts a residential zone, a minimum ten-foot setback is required.
- H. **Increased Building Height.** See Section 26-18-040 (increased allowed height).
- I. **Height MP Zone.**
- 1. The height of a structure may not exceed twenty-eight feet (28') at a required minimum setback line.
 - 2. For each foot of setback from a minimum setback line, an additional six inches (6") of height is permitted to a maximum of sixty-five feet (65').
- J. **MP Parking.**
- 1. Table 12-3 shows the required number of off-street parking spaces in the MP zone.

Table 12-3: MP Zone Required Off-Street Parking

| Land Use | Required Parking |
|---|---------------------|
| Warehousing and storage | 1 per 2,000 sq. ft. |
| Buildings with 15,000 sq. ft. or less of office use | 1 per 250 sq. ft. |
| Buildings with more than 15,000 sq. ft. of office use | 1 per 275 sq. ft. |
| Manufacturing, processing, packaging | 1 per 500 sq. ft. |
| All other allowed uses | 1 per 500 sq. ft. |

- 2. One (1) parking space shall be provided for each vehicle used in conjunction with the permitted use and stored on the premises.
 - 3. Off-street parking may not be located in a required front yard.
 - 4. Off-street parking may be located in a required side or rear yard if the parking is separated from the side lot by a minimum five-foot landscaped area. This requirement may be waived by the design review committee for the rear yard.
- K. **Accessory Buildings.** In M1, M2, and M3 zones, accessory uses and buildings may not alter the character of the site.
- L. **Planned Developments and Condominiums.**
- 1. **Where Allowed.** Planned industrial developments and industrial condominiums are permitted in all industrial zones.

2. **Development Standards.**

- a. In the MP and M2 zones, minimum lot size, lot overage and setback requirements in Table 10-2 apply to planned developments and condominiums unless otherwise specified in the use permit.
- b. In the M1 and M3 zones, minimum lot size, lot overage and setback requirements in Table 10-2 do not apply to planned developments and condominiums.

3. **Condominium Conversions.** In the MP and M2 zones, industrial condominium conversions proposed as part of a planned development or condominium project may be approved through a use permit waiver and must conform with county code Chapter 25 (subdivisions).

4. **Review Criteria.**

- a. In the MP and M2 zones, compatibility with adjacent development and the provision of amenities shall be required and design innovation, creativity and unique characteristics shall be additional criteria utilized in evaluating proposed planned development and condominiums projects.
- b. In the M1 and M3 zones, compatibility with adjacent development, unique characteristics, innovation and the provision of amenities shall be the primary criteria utilized in evaluating proposed planned development and condominiums projects.

M. **Maximum Building Intensity.**

- 1. **Definition.** Maximum building intensity is the maximum volume of structures permitted on a lot, as expressed in cubic feet.
- 2. **Calculation.** Maximum building intensity is calculated by multiplying the maximum permitted building height by the maximum square footage of lot coverage permitted on a lot.
- 3. **Example.** If a lot is ten thousand (10,000) square feet and the maximum permitted height in the applicable zoning district is thirty feet (30') and the maximum permitted lot coverage is forty percent (40%), the maximum building intensity equation would be $(.4 * 10,000) * 30$ and the maximum intensity would be 120,000 cubic feet.
- 4. **Relationship to Use Permits.** Height or lot coverage limits may be modified when a use permit is first secured, however maximum building intensity may not be increased beyond the amount calculated using the original height and coverage limits.

(Ord. No. 6335 , § III(Exh. A), 2-9-2021)

Sec. 26-12-050. MP zone design requirements.

- A. **Minimum District Size.** The MP zone may only be applied to an area forty (40) acres or more, unless a smaller area is suitable because of unusual parcel configuration, topography or location.
- B. **Access.** Access to an area zoned MP shall be directly from:
 - 1. An arterial or collector roadway as designated in the circulation element of the general plan; and/or
 - 2. A freeway frontage road.
- C. **Use Locations.**
 - 1. All uses shall be conducted primarily within buildings.
 - 2. Any outdoor activities such as storage or loading facilities shall be incidental to the primary use of the property.
- D. **Landscaping.**

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1. All unused portions of each parcel devoted to the permitted use shall be maintained as a landscaped area.
 2. For phased developments, landscaping shall be installed along the entire street frontage during the first phase or as determined through the design review process. Undeveloped areas shall be mowed periodically for grass/fire control, not used for any kind of storage and kept in a clean and orderly fashion at all times.

E. Outdoor Storage.

1. Outdoor storage of merchandise, material and equipment is permitted only when associated with the principal operation conducted within the buildings on the lot.
2. Outdoor storage may occupy more than fifteen percent (15%) of the lot only with design review approval.
3. The location of outdoor storage areas shall provide for complete screening of storage from adjacent properties as determined by the decision maker.
4. Material or equipment stored may not be piled or stacked higher than the required screening.

F. Boundary Fencing.

1. Boundary fencing, except when allowed by Article 82 (design review), may not be constructed in any required yard which abuts a street.
2. Boundary fencing may be of open wire mesh or similar open construction with the exception of those screening approved outdoor storage areas.
3. Landscaping shall be provided where necessary to screen boundary fencing from adjacent residences, businesses and public roads.

G. Signs.

1. **Street Entrance Signs to Identify the District.**
 - a. One (1) detached sign is allowed at each street entrance on an MP zone in order to identify the area and industries.
 - b. Street entrance signs may not contain advertising copy.
 - c. Street entrance signs may not exceed one hundred seventy-five (175) square feet in area or six feet (6') in height.
 - d. Street entrance signs may be located in a yard adjacent to a street or right of way, but may not be closer than ten feet (10') to a street or right-of-way property line.
2. **Detached Appurtenant Signs.**
 - a. One (1) detached appurtenant sign not to exceed thirty-two (32) square feet in area or four feet (4') in height is permitted on each street frontage of each lot.
 - b. Parcels with over a 200-foot frontage may have additional signs if they are spaced a minimum of one hundred seventy-five feet (175') apart.
 - c. Detached appurtenant signs may be located in a yard adjacent to a street or right of way, but may be closer than ten feet (10') to a street or right-of-way property line.
3. **Attached Appurtenant Signs.**

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- a. The total attached appurtenant sign area shall not exceed three percent (3%) of the total area of the walls on any face of the building to which they are attached. Occupant signs shall be scaled proportionately to the amount of overall space occupied within the building.
 - b. Fascia and roof signs are not permitted

H. Loading Spaces.

1. A minimum of one (1) loading space per forty thousand (40,000) square feet of gross building floor area is required. Buildings used primarily for office purpose are exempt from this requirement.
2. Loading spaces shall be at least twelve feet (12') by forty feet (40') with fourteen feet (14') of clearance height.
3. Loading spaces shall be provided for each tenant on the premises with forty thousand (40,000) square feet of gross building floor area or more.
4. Loading spaces may not be located in the required front yard.
5. Loading spaces shall not face any public street and must one hundred (100) or more [sic] from a residential zone unless adequately screened and approved by the decision maker.
6. In the case where buildings are used primarily for office purposes, this requirement may be deleted.

I. Performance Standards.

1. **Noise.** Noise related to industrial uses shall be controlled so as to be in compliance with the noise element of the general plan.
2. **Vibration.** Vibration shall not be permitted which is discernible with instruments at the lot line of the property on which the vibration is generated.
3. **Smoke, Dust, Fumes, Contaminants and Odors.** Any permitted use which emits smoke, dust, fumes, particulate matter contaminants, or odors shall comply with the latest rules and regulations of the Bay Area Pollution Control District.
4. **Glare.** Any light source used for exterior lighting purposes shall be shielded so as not to be directly visible from off site. Reflected light shall be controlled so as not to significantly increase off-site glare.
5. **Flammable and Explosive Materials.** All activities involving and all storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire- fighting and fire-suppression equipment and devices standards in industry shall be provided and maintained. Open burning is prohibited.
6. **Radioactivity, Electrical Disturbance or Electromagnetic Interference.** No activities shall be permitted which emit dangerous radioactivity at any point, or electrical disturbance or electromagnetic interference adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
7. **Liquid Wastes.** Wastes detrimental to a public sewer system or detrimental to the functioning of a sewage treatment plant shall not be discharged to a public sewer system unless they have been pretreated to the degree required by the authority having jurisdiction over the sewerage system. Where pretreatment is not effective, the waste shall not be discharged to a public sewer system.

(Ord. No. 6335 , § III(Exh. A), 2-9-2021)