

CHAPTER 9.148. M-SC ZONE (MANUFACTURING-SERVICE COMMERCIAL)

Sec. 9.148.010. Intent.

It is the intent of this chapter to:

- (1) Promote and attract a wide variety of industrial and manufacturing activities and encourage research and development uses that will attract highly skilled, well paid jobs;
- (2) Provide the necessary improvements to support industrial growth;
- (3) Ensure that new industry is compatible with uses on adjacent lands;
- (4) Protect industrial areas from encroachment by incompatible uses that may jeopardize industry; and
- (5) Strengthen the city's economic base.

The provisions of this chapter apply to the M-SC Zone.

(Ord. No. 2021-29, § 33, 12-16-2021)

Sec. 9.148.020. Uses permitted.

The following uses shall be permitted in the M-SC Zone:

- (1) Agricultural uses of the soils for crops, including the grazing of not more than two (2) mature farm animals per acre and their immature offspring.
- (2) The following uses are permitted provided a site development permit is approved pursuant to the provisions of Section 9.240.330.
 - (a) The following industrial and manufacturing uses:
 - (i) Food products:
 - a. Meat and poultry products, not including meat packing or slaughtering.
 - b. Dairy products, not including dairies.
 - c. Canning and preserving fruits and vegetables.
 - d. Grain and bakery products.
 - e. Sugar and confectionery products.
 - f. Nonalcoholic beverages.
 - g. Ice.
 - (ii) Textile products:
 - a. Cotton, wood, and synthetic weaving and finishing mills.
 - b. Wearing apparel and accessory products.
 - c. Knitting mills.
 - d. Floor covering mills.

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- e. Yarn and thread mills.
 - (iii) Lumber and wood products:
 - a. Saw and planing mills.
 - b. Manufacture of containers and crates.
 - c. Fabrication of wood buildings and structures.
 - d. Manufacture of furniture and fixtures including cabinets, partitions and similar items.
 - (iv) Paper products:
 - a. Paper and paperboard mills.
 - b. Manufacture of containers and boxes.
 - c. Paper shredding.
 - d. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
 - e. Binding of books and other publications.
 - (v) Chemicals and related products:
 - a. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - b. Manufacture of drugs and pharmaceuticals.
 - c. Soaps, cleaners, and toiletries.
 - d. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
 - (vi) Leather products:
 - a. Tanning and finishing of leather.
 - b. Manufacture of handbags, luggage, footwear, and other personal leather goods.
 - (vii) Stone, clay, glass, and concrete products:
 - a. Stone cutting and related activities.
 - b. Pottery and similar items.
 - c. Glass blowing, pressing and cutting.
 - d. Glassware products.
 - e. Manufacture of concrete, gypsum, plaster and mineral products.
 - (viii) Metal products:
 - a. Manufacture of cans and containers.
 - b. Cutlery, tableware, hand tools, and hardware.
 - c. Plumbing and heating items.
 - d. Wrought iron fabrication.

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- e. Manufacture and assembly of fencing.
 - f. Machine, welding, and blacksmith shops.
 - g. Metal stamps and forged metal products.
 - h. Manufacture of ordnance and firearms, not including explosives.
 - i. Jewelry.
 - (ix) Machinery:
 - a. Engines, turbines, and parts.
 - b. Farm, garden construction, and industrial machinery.
 - c. Office and computing machines.
 - d. Refrigeration and heating equipment.
 - e. Equipment sales, rental, and storage.
 - (x) Electrical equipment:
 - a. Electrical and electronic apparatus and components.
 - b. Appliances.
 - c. Lighting and wiring.
 - d. Radio, television, and communications equipment.
 - e. Musical and recording equipment.
 - (xi) Transportation and related industries:
 - a. Motorcycles, bicycles, and parts manufacture.
 - (xii) Engineering and scientific instruments:
 - a. Measuring devices, watches, clocks, and related items.
 - b. Optical goods, medical instruments, supplies, and equipment and photography equipment.
 - (xiii) Industrial uses:
 - a. Cotton ginning.
 - b. Public utility substations and storage yards.
 - c. Heliports.
 - d. Communications and microwave installations.
 - e. Mini warehouses (self-storage facility) provided they satisfy the provisions of Section 9.240.470.
 - (xiv) Research and development.
 - (b) The following service and commercial uses:
 - (i) Banks and financial institutions.
 - (ii) Blueprint and duplicating services.
 - (iii) Laboratories, film, medical, research, or testing centers.

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- (iv) Office equipment sales and service.
 - (v) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
 - (vii) Parking lots and parking structures.
 - (vii) Restaurants and other eating establishments.
 - (viii) Vehicle and motorcycle repair shops.
 - (ix) Barber and beauty shops.
 - (x) Body and fender shops, and spray painting.
 - (xi) Building materials sales yard.
 - (xii) Day care centers.
 - (xiii) Health and exercise centers.
 - (xiv) Hardware and home improvement center.
 - (xv) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for: construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of ninety (90) days in any calendar year; caretaker's quarters and office, in lieu of any other one (1) family dwelling located on the same parcel as a permitted industrial use.
 - (xvi) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - (xvii) Nurseries and garden supply stores.
 - (xviii) Car washes.
 - (xix) Signs, on-site advertising.
 - (xx) Feed and grain sales.
 - (xxi) Fortune telling, spiritualism, or similar activity.
 - (xxii) Churches, temples, or other structures used primarily for religious worship.
- (3) The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:
- (a) Meat packing plants, not including slaughtering or rendering of animals.
 - (b) Cemeteries, crematories, and mausoleums.
 - (c) Brewery, distillery, or winery with alcoholic beverage sales for on-premises and off-premises consumption pursuant to Section 9.240.490.
 - (d) Acid and abrasives manufacturing.
 - (e) Fertilizer production, organic or inorganic.
 - (f) Paints and varnishes manufacturing and incidental storage.
 - (g) Airports.
 - (h) Poultry and egg processing.

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- (i) Drive-in theaters.
 - (j) Lumber yards.
 - (k) Fabrication of manufactured housing and mobilehomes.
 - (l) Fabrication of metal buildings.
 - (m) Vehicles, aircraft, boats and parts manufacture.
 - (n) Railroad equipment.
 - (o) Travel trailers and recreational vehicles manufacture.
 - (p) Towing and impoundment of vehicles that are stored entirely within an enclosed building, with no outdoor storage allowed.
 - (q) Trailer and boat storage.
 - (r) Railroad yards and stations.
 - (s) Building movers storage yard.
 - (t) Reserved.
 - (u) Warehousing and distribution, only within an approved General Plan Warehouse and Distribution Overlay, including the Mira Loma or Agua Mansa Warehouse and Distribution Overlays.
 - (v) Reserved.
 - (w) Reserved.
 - (x) Truck and trailer sales and rental.
 - (y) Mobilehome sales lots.
 - (z) Recycling collection facilities.
 - (aa) Paper storage and recycling, not within a building.
 - (bb) Concrete batch plants and asphalt plants.
 - (cc) Recycling processing facilities.
 - (dd) Recycling of wood, metal and construction wastes.
 - (ee) Disposal service operations, not including transfer stations.
 - (ff) Reserved.
 - (gg) Natural gas storage, above-ground.
 - (hh) Petroleum and bulk fuel storage, above-ground, pursuant to Chapter 5.65.
 - (ii) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (California Pub. Resources Code Section 2710 *et seq.*) provided a valid surface mining permit has been granted pursuant to Chapter 5.65.
 - (jj) Automobile fueling stations with or without the concurrent sale of beer and wine for off-premises consumption, restaurants with the sale of alcoholic beverages for on-premises consumption, and airports with the sale of alcoholic beverages for on-premises and off-premises consumption pursuant to Section 9.240.490.
 - (kk) Vehicle storage entirely within an enclosed building, with no outdoor storage allowed.

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- (II) For the following list of truck trip generation uses with a project site one (1) acre or less, the total building area is thirty thousand (30,000) square feet or less and when located five hundred (500) feet or more from residentially zoned property or other sensitive uses such as churches and schools:
- (i) Contractor storage yards.
 - (ii) Equipment sales and storage.
 - (iii) Salvage yards.
 - (iv) Cold storage.
 - (v) Warehouse (storage only not distribution warehouses).
- (4) A conditional use permit required for the uses listed in subsection (3)(j)—(3)(kk) of this section shall not be granted unless the applicant demonstrates that the proposed use meets the general welfare standard articulated in subsection 9.240.280(4) and meets all of the following additional findings:
- (a) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
 - (b) The proposed use will not impact traffic on local or collector streets.
 - (c) The proposed use is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities.
 - (d) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
- (5) *Development agreement.* Notwithstanding any other provision, the requirement of a conditional use permit in subsection (3)(j)—(3)(ii) of this section shall not apply to any property for which a development agreement has been adopted by the city Council.
- (6) *Prospective application.* No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, including properties which have received discretionary or ministerial approvals issued by the county or city which are still in effect, as of the effective date of Ordinance No. 2012-10.
- (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- (8) Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (1), (2) and (3) of this section do not include sex-oriented businesses.
- (9) Any use that is not specifically listed in subsections (2) and (3) of this section may be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § 1(B), 11-1-2012; Ord. No. 2017-09, § 7B., 9-21-2017; Ord. No. 2021-09, § 4, 4-15-2021; Ord. No. 2021-21, §§ 39, 40, 11-4-2021; Ord. No. 2021-29, § 34, 12-16-2021; Ord. No. 2022-24, § 16, 12-15-2022)

Sec. 9.148.030. Planned industrial developments.

Planned industrial developments are permitted provided a land division has been approved pursuant to Title 7.

Sec. 9.148.040. Development standards.

The following development standards shall apply in the M-SC Zone.

- (1) *Lot size.* The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.
- (2) *Setbacks.*
 - (a) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five (25) feet from the property line.
 - (b) Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in subsection (1) of this section, there is no minimum setback.
 - (c) Where the front, side, or rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet from the property line.
 - (d) Within the exception of those portions of the setback area for which landscaping is required by subsection (5) of this section, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in subsection (1) of this section, may also be used for loading docks.
- (3) *Height requirements.* The height of structures, including buildings, shall be as follows:
 - (a) Structures shall not exceed forty (40) feet at the yard setback line.
 - (b) Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.
 - (c) Structures other than buildings shall not exceed fifty (50) feet unless a height up to one hundred and five (105) feet is approved pursuant to Section 9.240.370.
 - (d) Broadcasting antennas shall not exceed fifty (50) feet unless a greater height is approved pursuant to Section 9.240.370.
- (4) *Masonry wall.* Prior to occupancy of any industrial use permitted in this chapter, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the Hearing Officer or body.
- (5) *Landscaping.*
 - (a) A minimum of ten (10) percent of the site proposed for development shall be landscaped and irrigated.
 - (b) A minimum ten (10) foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.

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- (c) A minimum twenty (20) foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the Hearing Officer or body. However, in no case shall said landscaping be less than ten (10) feet wide excluding curbing.
- (6) *Parking areas.* Parking areas shall be provided as required by Section 9.240.120.
- (7) *Trash collection areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- (8) *Outside storage and service areas.* Outside storage and service areas shall be screened by structures or landscaping.
- (9) *Utilities.* Utilities shall be installed underground except electrical lines rated at thirty-three (33) kV or greater.
- (10) *Mechanical equipment.* Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- (11) *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
- (12) All uses listed under subsection 9.148.020(3)(II) shall comply with the following additional development standards:
- (a) Accessory truck and trailer parking, loading, trash and service areas shall be completely on site and screened from public view with a combination of buildings, decorative masonry walls such as tan split face block, stucco block, cultured stone of equivalent, berms and/or landscaping.
 - (b) Outside storage as described in Section 9.10.950 shall be completely screened from public view with a combination of buildings, decorative masonry block walls, berms and/or landscaping. Outside storage areas shall be prohibited within twenty-five (25) feet of the front property line and street-side property line.
 - (c) Screen walls shall be located outside the required street side setback areas and be fully landscaped in front of a wall adjacent to any street. The minimum height of a screen wall shall be eight (8) feet. All screen walls shall include an anti-graffiti coating or equivalent measures to prevent graffiti.
 - (d) All vehicle parking lots, drive-aisles, storage areas shall be designed and constructed with paved asphalt, concrete or similar surface material approved by the Public Works Director.
 - (e) All heavy-duty truck/vehicles and similar heavy equipment shall not idle more than five (5) minutes.
 - (f) All site landscape shall be designed to reduce air pollution and include species such as Pinus eldarica (Afghan Pine) or similar that reduce particulate matter.
 - (g) All properties, buildings, outdoor storage areas, landscaping, walls, trash enclosures, accessory structures, signs and overall grounds shall be maintained in good repair, in a clean, neat and orderly condition.

(Ord. No. 2021-29, § 35, 12-16-2021)

Sec. 9.148.050. Exceptions to development standards.

The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the site development permit or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

(Ord. No. 2012-02, § 1, 6-7-2012)

Sec. 9.148.060. Manufacturing site development permit.

Applications for a site development permit shall be made pursuant to the provisions of Section 9.240.330 and in addition to the requirements of that section, the application shall contain:

- (1) A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

(Ord. No. 2012-02, § 1, 6-7-2012)