

Chapter 6

Industrial, Manufacturing, and Heavy Commercial Zone Districts

18.06.010 PURPOSE AND INTENT

1. The General Plan outlines the goals, objectives and policies establishing the character and location of heavy commercial, manufacturing, and industrial land uses within the County. It is the purpose of this Chapter to provide regulations that implement those goals, objectives, and policies that assure the availability of a solid and diversified economic base that is capable of offering a wide range of employment opportunities to the residents of the County by provision of the Industrial, Manufacturing, and Heavy Commercial (M) zone districts.
2. The provisions of this Chapter are intended to ensure that specific, well-defined patterns of industrial, manufacturing, and heavy commercial activities are established which are compatible with the surrounding land uses, provide adequate access to the regional transportation network, and accommodate the employment and personal needs of workers and business visitors which meet the service needs of local businesses.
3. It is the further intent of the provisions of this Chapter to:
 - a. Preserve appropriate areas for industrial, manufacturing, and heavy commercial uses and protect these areas from intrusion by residential and other incompatible land uses;
 - b. Protect adjacent land uses from noise, odor, dust, smoke, truck traffic, fire, explosion, radiation and other potential hazards and objectionable influences associated with certain industrial, manufacturing, and heavy commercial uses;
 - c. Provide adequate open space around industrial, manufacturing, and heavy commercial structures to protect them from hazards and to minimize the impact of industrial plants on nearby residential or commercial districts; and
 - d. Minimize traffic congestion and avoid overloading utilities by regulating the construction of buildings and structures of excessive size relative to the size of the parcel.

18.06.020 INDUSTRIAL, MANUFACTURING, AND HEAVY COMMERCIAL ZONE DISTRICTS

1. General Industrial, Manufacturing, and Extractive (M-1) Zone District

The intent and purposed of the General Industrial, Manufacturing, and Extractive (M-1) zone district is intended to provide space in suitable locations in the County for all types of

manufacturing, warehousing, processing, mining, ore reduction, and mineral development activities, provided such activity minimizes pollution of any human or natural resource.

2. Light Industrial/Manufacturing/Heavy Commercial (M-2) Zone District

The intent and purpose of Light Industrial/Manufacturing/Heavy Commercial (M-2) zone district is to provide for suitable and appropriate areas for light, less intense, small scale industrial and manufacturing activities, research and development, distribution, multi-tenant industrial and manufacturing uses, a limited amount of outdoor storage or activities, administrative support, offices, and intensive commercial activities.

18.06.030 USE REGULATIONS

1. Table 7.A identifies those land uses or activities that may be permitted or conditionally permitted in each C zone district.

**Table 6.A
Permitted/Conditionally Permitted Uses within Industrial/Manufacturing/Heavy
Commercial Zone Districts**

Legend

P Permitted subject to Consistency Assessment

C Permitted Subject to approval of a Conditional Use Permit application

Table

18.06.040 ACCESSORY USES

Accessory structures and uses customarily incidental to any permitted or conditionally permitted use are permitted when located on the same parcel subject to other relevant regulations in this Title. These accessory structures and uses include, but are not limited to, outbuildings, barns, corrals, garages, signs, swimming pools, fences, hedges, walls, mechanical equipment, solar and geothermal energy systems for onsite use, storage, agricultural structures and uses, and animal maintenance.

18.06.050 SITE DEVELOPMENT STANDARDS

1. General Requirements

Table 6.C lists development standards specific to the M zone districts.

Table 6.C
Development Standards in Industrial/Manufacturing/Heavy Commercial Zone Districts

	M-1	M-2
Minimum Parcel Area <i>(Refer to Note No. 1)</i>	20,000 square feet	10,000 square feet
Minimum Parcel Width	100 feet	50 feet
Front Yard Setback <i>(Refer to Note No. 2)</i>	25 feet	0 feet
Side Yard Setback <i>(Refer to Note No. 2)</i>	10 feet	0 feet
Rear Yard Setback <i>(Refer to Note No. 2)</i>	10 feet	0 feet
Maximum Height (Primary Structures) <i>(Refer to Note No. 3)</i>	2½ stories or 40 feet	3 stories or 40 feet
Maximum Height (Accessory Structures) <i>(Refer to Note No. 2)</i>	2½ stories or 40 feet	2 stories or 25 feet
Minimum Distance between Buildings	n/a	10 feet
Residential Density	As specified by General Plan	
Maximum Floor Area Ratio		

1. Minimum parcel area may be modified on the official Zoning Map.
 2. R Zone District Adjacency Exception in M-2 Zone District: where an M-2 zone district abuts an R zone district and no public right-of-way for a street or alleyway lies between the M-2 zone district and R zone district, the rear yard setback(s) in the M-2 zone district directly abutting the R zone district shall be 20 feet and the side yard setback(s) in the M-2 zone district directly abutting the R zone district shall be 5 feet for each story. Setbacks for mobilehomes in the M-2 zone district shall be the same as in the R-1 zone district.
 3. R Zone District Adjacency Exception in M-1 Zone District: where the M-1 zone district abuts an R or C zone district, no building, structure, chimney, or other facility within five hundred (500) feet of an R or C zone district boundary shall exceed thirty-five (35) feet or two and one-half (2½) stories in height. The height limit in the M-1 zone district may be exceeded with approval of a conditional use permit.
2. Land uses within the M zone districts shall meet the provisions of this Title and all applicable local, state, and federal hazardous materials legislation.
 3. Land uses within the M zone districts shall be planned, developed, conducted, and operated so that smoke, fumes, dust, odors, liquids, and other wastes of any kind are confined and/or purified to control pollution of air, soil, and water to meet the standards and requirements of the County and minimize the threat to the public health and welfare and aesthetic value of the County.