

Industrial Zones of Chapter II; draft 8/2/18

CHAPTER II - C

INDUSTRIAL AND MANUFACTURING ZONES

SECTION 1.0 The Industrial and Manufacturing Zones are intended to provide for areas for warehousing, assembly, and other similar types of employment. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of industrial activities. The purpose of each industrial zone is as follows:

- A. **IP: Industrial Park** is the standard industrial zone used in most instances, and is to be applied under most circumstances when establishing a new industrial area. Most industrial and warehousing activities are to occur indoors in this zone. The I-P zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- B. **M-SC: Manufacturing – Service Commercial** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure that new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. *The M-SC zone is considered to be generally consistent with the Community Development Foundation of the General Plan. (11.1 of 348)*
- C. **M-M: Manufacturing – Medium** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure the new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. The M-M zone is considered to be generally consistent with the Community Development Foundation of the General Plan. *(11.25 of 348)*
- D. **M-H: Manufacturing - Heavy** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure that new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. The M-H zone is considered to be generally consistent with the Community Development Foundation of the General Plan. *(12.1 of 348)*

SECTION 2.0 USES PERMITTED IN THE I-P ZONE. (10.1 of 348)

- A. **Uses by Right.**
 1. Emergency Shelters, homeless
 2. Sex Oriented Business (per Ord. 743)

Industrial Zones of Chapter II; draft 8/2/18

- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Use Permit.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
- ~~1. Advertising, Type 2 (Medium) (associated with structures or businesses on site)~~
 1. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 2. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 3. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 4. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 5. Cannabis - Manufacturing, Non-volatile solvents (CA license 6) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 6. Cannabis - Manufacturing, Volatile solvents (CA license 7) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 7. Churches, temples, and other places of religious worship
 8. Day Care, (Type 3) Child (commercial)
 9. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)
 10. One-family dwellings (operator / proprietor / caretaker)
 11. Parking lots and parking structures – private, stand alone

Industrial Zones of Chapter II; draft 8/2/18

12. Personal Services (Barber / Beauty Shops / nail salons)
 13. Printing services (copying, binding, Blue Print and Duplicating Services)
 14. Recreation, commercial indoor
 15. Recycling facilities - collection
 16. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
 17. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)
 18. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
 19. Warehouse, distribution
 20. Warehouse, mini
 21. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
 22. Wireless Communication facilities, Concealed
 23. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
 2. Airports / landing field / heliports
 3. Animal hospitals, large animals
 4. Cannabis - Testing / Laboratory (CA license 8) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 5. Parolee-Probationer Home (per 18.52)
 6. Parolee – Probationer Home (See Chapter III, Article xxx)
 7. Recycling facilities - processing
 8. Solar power plants on a lot 10 acres or larger
 9. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Donation Bins

Industrial Zones of Chapter II; draft 8/2/18

SECTION 3.0 DEVELOPMENT STANDARDS IN THE I-P ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard setback shall not be less than 25 feet from any street.
- H. **Setbacks, side:** The side yard setback shall not be less than 10 feet combined.
- I. **Setbacks, rear:** The rear yard setback shall not be less than 15 feet
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

SECTION 4.0 USES PERMITTED IN THE M-SC ZONE. (11.2 of 348)

- A. **Uses by Right.**
 - 1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
 - 2. Sex Oriented Business (Ord. 743)
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 - 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 - 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Kennel, Class I

Industrial Zones of Chapter II; draft 8/2/18

2. Kennel, Class II
 3. Kennel, Class III
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. ~~Advertising, Type 2 (Medium) (associated with structures or businesses on-site)~~
 1. Advertising, Type 3 (Heavy) (outdoor advertising displays)
 2. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 3. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 4. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 5. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 6. Cannabis - Manufacturing, Non-volatile solvents (CA license 6) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 7. Cannabis - Manufacturing, Volatile solvents (CA license 7) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 8. Cattery
 9. Churches, temples, and other places of religious worship
 10. Day Care, (Type 3) Child (commercial)
 11. Fortune telling, spiritualism, or similar activity (Ord. 508)
 12. General Retail
 13. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)
 14. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
 15. One-family dwellings (operator / proprietor / caretaker)
 16. Parking lots and parking structures – private, stand alone

Industrial Zones of Chapter II; draft 8/2/18

17. Personal Services (Barber / Beauty Shops / nail salons)
 18. Printing services (copying, binding, Blue Print and Duplicating Services)
 19. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
 20. Recreation, commercial indoor
 21. Recycling facilities – collection
 22. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
 23. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
 24. Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping
 25. Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)
 26. Vehicle washes (including Cars and trucks)
 27. Warehouse, distribution
 28. Warehouse, mini
 29. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
 30. Wireless communication facilities, other
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance:
1. Airports / landing field / heliports
 2. Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)
 3. Cannabis - Testing / Laboratory (CA license 8) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 4. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
 5. Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)
 6. Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)
 7. Kennel, Class IV

Industrial Zones of Chapter II; draft 8/2/18

8. Mining Operations, subject to further requirements from Ord. 555
 9. Parolee-Probationer Home (per 18.52)
 10. Recycling facilities - processing
 11. Solar power plants on a lot 10 acres or larger
 12. Theaters, drive-in
 13. Winery (class I)
 14. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. There are no accessory uses specifically allowed in this zone. However, the Zoning Administrator may determine that a proposed use is considered accessory to the main use already established on the property.

SECTION 5.0 DEVELOPMENT STANDARDS IN THE M-SC ZONE. (9.25 / 9.26 OF 348)

The following shall be the standards of development in the C-T Zone:

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 25 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 0 feet.
- H. **Setbacks, side:** Side yards shall not be less than 0 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 10% of the project area shall be landscaped.

SECTION 6.0 USES PERMITTED IN THE M-M ZONE.

- A. **Uses by Right.**
 1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)

Industrial Zones of Chapter II; draft 8/2/18

2. Sex Oriented Business (Ord. 743)
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
1. Kennel, Class I
 2. Kennel, Class II
 3. Kennel, Class III
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance:
- ~~1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)~~
 1. Advertising, Type 3 (Heavy) (outdoor advertising displays)
 2. Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)
 3. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 4. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 5. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 6. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>

Industrial Zones of Chapter II; draft 8/2/18

7. Cannabis - Manufacturing, Non-volatile solvents (CA license 6) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
8. Cannabis - Manufacturing, Volatile solvents (CA license 7) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
9. Cattery
10. Day Care, (Type 3) Child (commercial)
11. General Retail(See Chapter III, Article xxx)
12. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)
13. Laboratories (including film, dental, medical, research or testing)
14. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
15. One-family dwellings (operator / proprietor / caretaker)
16. Parking lots and parking structures – private, stand alone
17. Personal Services (Barber / Beauty Shops / nail salons)
18. Printing services (copying, binding, Blue Print and Duplicating Services)
19. Recreation, commercial indoor(See Chapter III, Article xxx)
20. Recycling facilities – collection
21. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only) (See Chapter III, Article xxx)
22. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
23. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
24. Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping
25. Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)

Industrial Zones of Chapter II; draft 8/2/18

26. Vehicle washes (including Cars and trucks)
 27. Warehouse, distribution
 28. Warehouse, mini
 29. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
 30. Winery (class I)
 31. Wireless Communication facilities, Concealed
 32. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted with a Conditional Use Permit been granted pursuant to the provisions of Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Airports / landing field / heliports
 2. *Cannabis - Testing / Laboratory (CA license 8) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 3. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
 4. Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)
 5. Industrial / manufacturing (type 2) (medium) - indoor (hazardous materials handling and/or products needing state licensing)
 6. Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)
 7. Junk yards (including vehicle wrecking and dismantling)
 8. Kennel, Class IV
 9. Mining Operations, subject to further requirements from Ord. 555
 10. Solar power plants on a lot 10 acres or larger
 11. Theaters, drive-in
 12. Wireless communication facilities, other

Industrial Zones of Chapter II; draft 8/2/18

- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. There are no accessory uses specifically allowed in this zone. However, the Zoning Administrator may determine that a proposed use is considered accessory to the main use already established on the property.

SECTION 7.0 DEVELOPMENT STANDARDS IN THE M-M ZONE.

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 65 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard setback shall not be less than 0 feet.
- H. **Setbacks, side:** The side yard setback shall not be less than 0 feet.
- I. **Setbacks, rear:** The rear yard setback shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 15% of the project area shall be landscaped.

SECTION 8.0 USES PERMITTED IN THE M-H ZONE.

- A. **Uses by Right.**
1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
 2. Sex Oriented Business (Ord. 743)
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage

Industrial Zones of Chapter II; draft 8/2/18

- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
1. Kennel, Class I
 2. Kennel, Class II
 3. Kennel, Class III
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
- ~~2. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)~~
1. Advertising, Type 3 (Heavy) (outdoor advertising displays)
 2. Airports / landing field / heliports
 3. Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)
 4. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 5. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 6. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 7. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 8. Cannabis - Manufacturing, Non-volatile solvents (CA license 6) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 9. Cannabis - Manufacturing, Volatile solvents (CA license 7) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 10. Cattery
 11. Churches, temples, and other places of religious worship

Industrial Zones of Chapter II; draft 8/2/18

12. Day Care, (Type 3) Child (commercial)
13. General Retail
14. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)
15. Laboratories (including film, dental, medical, research or testing)
16. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
17. One-family dwellings (operator / proprietor / caretaker)
18. Parking lots and parking structures – private, stand alone
19. Personal Services (Barber / Beauty Shops / nail salons)
20. Printing services (copying, binding, Blue Print and Duplicating Services)
21. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
22. Recreation, commercial indoor
23. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only) (Chapter III, Section xxx)
24. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
25. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
26. Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping
27. Vehicle sale, rental, and incidental repair (including autos, truck and trailer, and mobilehome) (any size or length)
28. Warehouse, distribution
29. Warehouse, mini
30. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)

Industrial Zones of Chapter II; draft 8/2/18

31. Winery (class I)
 32. Wireless communication facilities, Concealed
 33. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Cannabis - Testing / Laboratory (CA license 8) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 2. Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)
 3. Hazardous materials - Hazardous Waste Siting Permit
 4. Industrial / manufacturing (type 2) (medium) - indoor (hazardous materials handling and/or products needing state licensing)
 5. Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)
 6. Junk yards (including vehicle wrecking and dismantling)
 7. Kennel, Class IV
 8. Mining Operations, subject to further requirements from Ord. 555
 9. Recycling facilities - processing
 10. Solar power plants on a lot 10 acres or larger
 11. Theaters, drive-in
 12. Wireless communication facilities, other
- E. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. There are no accessory uses specifically allowed in this zone. However, the Zoning Administrator may determine that a proposed use is considered accessory to the main use already established on the property.

SECTION 9.0 DEVELOPMENT STANDARDS IN THE M-H ZONE.

Industrial Zones of Chapter II; draft 8/2/18

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 65 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 0 feet.
- H. **Setbacks, side:** Side yards shall not be less than 0 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 10 % of the project area shall be landscaped.

Industrial Zones of Chapter II; draft 8/2/18

EXCERPT FROM APPENDIX A, ALLOWABLE USES (for ease of use and review only, not to be included in final version of this Article)

USES	I-P	M-SC	M-M	M-H
Advertising, Type 2 (Medium) (associated with structures or businesses on-site)	U-M	U-M	U-M	U-M
Advertising, Type 3 (Heavy) (outdoor advertising displays)		U	U	U
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)		P	P	P
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)	C			
Airports / landing field / heliports	C	C	C	U
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)		C	U	U
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)	U	U	U	U
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)	U	U	U	U
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)	U	U	U	U
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)	U	U	U	U
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)	U	U	U	U
Cannabis - Manufacturing, Volatile solvents (CA license 7)	U	U	U	U
Cannabis - Testing / Laboratory (CA license 8)	C	C	C	C
Cattery		U	U	U
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)		C	C	
Churches, temples, and other places of religious worship	U	U	U	U
Day Care, (Type 3) Child (commercial)	U	U	U	U

Industrial Zones of Chapter II; draft 8/2/18

Emergency Shelters, homeless	P			
Fortune telling, spiritualism, or similar activity (Ord. 508)		U		
General Retail		U	U	U
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)		C	C	C
Hazardous Waste Siting Permit				C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)	U	U	U	U
Industrial / manufacturing (type 2) (medium) - indoor (hazardous materials handling and/or products needing state licensing)			C	C
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)		C	C	C
Junk yards (including vehicle wrecking and dismantling)			C	C
Kennel, Class I		U*	U*	U*
Kennel, Class II		U*	U*	U*
Kennel, Class III		U*	U*	U*
Kennel, Class IV		C	C	C
Laboratories (including film, dental, medical, research or testing)			U	U
Mining Operations, subject to further requirements from Ord. 555		SMP C	SMP C	SMP C
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage	M	M	M	M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	U	U	U	U
One-family dwellings (operator / proprietor / caretaker)	U	U	U	U
Parking lots and parking structures – private, stand alone	U	U	U	U
Parolee-Probationer Home (per 18.52)	C	C		

Industrial Zones of Chapter II; draft 8/2/18

Personal Services (Barber / Beauty Shops / nail salons)	U	U	U	U
Printing services (copying, binding, Blue Print and Duplicating Services)	U	U	U	U
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)		U	U	U
Recreation, commercial indoor	U	U	U	U
Recycling facilities - processing	C	C		C
Recycling facilities - collection	U	U	U	U
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)	U	U	U	U
Sex Oriented Business (Ord. 743)	P	P	P	P
Solar power plants on a lot 10 acres or larger	C	C	C	C
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)		U	U	U
Theaters, drive-in		C	C	C
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)	U			
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground	U		U	U
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping		U	U	U
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)		U	U	U
Vehicle sale, rental, and incidental repair (including autos, truck and trailer, and mobilehome) (any size or length)		U	U	U
Vehicle washes (including Cars and trucks)		U	U	
Warehouse, distribution	U	U	U	U
Warehouse, mini	U	U	U	U

Industrial Zones of Chapter II; draft 8/2/18

WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U
Winery (class I)		C	U	U
Wireless communication facilities, co-located	M	M	M	M
Wireless Communication facilities, Concealed	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U
Wireless communication facilities, other	C	C	C	C

EXCERPT FROM APPENDIX B; DEVELOPMENT STANDARDS (for ease of use and review only, not to be included in final version of this Article)

STANDARD	I-P	M-SC	M-M	M-H
Lot Size (sq. feet)	0	10,000	0	20,000
Lot Width	0	0	0	0
Lot Depth	0	0	0	0
Lot Frontage	0	0	0	0
Building Height	50	50	50	40
Lot Coverage / FAR	100	100	100	20
Setbacks, Front	0	10	0	25
Setbacks, Side	0	0	0	25
Setbacks, Rear	0	0	0	25
Landscaping %	15	15	15	15