

Chapter 11.30 - ZONES: MIP—MANUFACTURING INDUSTRIAL PARK

Sections:

11.30.010 - MIP Manufacturing Industrial Park Zone.

The MIP Manufacturing Industrial Park Zone is intended to provide appropriate physical environment for the establishment of industry and light manufacturing and services which include manufacturing, assembling, fabricating, processing, and the compounding and sale of materials which are wholly or partially manufactured or processed. The operation of plants within such MIP Zones shall not create smoke, gas, odor, dust, sound, vibration, soot, or lighting to any degree which might be obnoxious or offensive to persons residing near or conducting businesses within such zones or any other zones. Except as specifically provided elsewhere in this title, any and every building and premises or land in the MIP Zone shall be used for, or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, and moved into or within such MIP Zones exclusively and only in accordance with the provisions set forth in this chapter.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1601)

11.30.020 - Uses permitted.

The following uses shall be permitted in the MIP Zone, in addition to such other uses as the Planning Commission may deem to be similar and not detrimental to the public health, safety and welfare, provided site plans are approved by the Planning Commission and provided, further, no dwelling or other structure designed or intended for residential use shall be converted to or used for nonresidential uses, and all such uses shall be subject to the property development standards set forth in Section 11.30.060 of this chapter:

A. Manufacturing.

1. Electronics:

- a. Electrical parts,
- b. Electrical appliances,
- c. Electrical devices,
- d. Motors, and
- e. Radio, television, and phonographs;

2. Instruments:

- a. Electronic,
 - b. Medical and dental tools,
 - c. Precision, and
 - d. Timing and measuring;
3. Office and related machinery:
- a. Audio machinery,
 - b. Computers, electrical,
 - c. Computers, manual, and
 - d. Visual machinery;
4. Pharmaceuticals:
- a. Cosmetics,
 - b. Drugs,
 - c. Perfumes,
 - d. Soap, and
 - e. Toiletries;
5. Laboratories:
- a. Chemical,
 - b. Dental,
 - c. Electrical,
 - d. Optical,
 - e. Mechanical, and
 - f. Medical;
6. Bottling plants, except those liquids which are offensive or obnoxious by reason of odor or are hazardous;
7. Garment manufacturing;
8. Manufacture and maintenance of electrical and neon signs;
9. Novelties and holiday paraphernalia;

10. Textiles;
 11. Rubber and metal stamps;
 12. Furniture upholstery;
 13. Candy;
 14. Manufacturing, compounding, assembly, and treatment of articles and merchandise from the following previously prepared materials:
 - a. Canvas,
 - b. Cellophane,
 - c. Cloth,
 - d. Cork,
 - e. Felt,
 - f. Fibre,
 - g. Fur,
 - h. Glass,
 - i. Leather,
 - j. Paper (no milling),
 - k. Precious and semiprecious stones and metals,
 - l. Plaster,
 - m. Plastics,
 - n. Shells,
 - o. Textiles,
 - p. Tobacco,
 - q. Wood, and
 - r. Yarn;
 15. Fabrication of products made from finished rubber;
- B. Services.
1. Banks and financial institutions;

2. Blueprinting and photocopying;
 3. Business and research offices related to the administration and operation of the permitted industrial uses;
 4. Newspaper publishing;
 5. Offices, business and professional;
 6. Off-street parking;
 7. Printing, lithographing, and publishing;
 8. Radio and television broadcasting; and
 9. Restaurants.
- C. Processing.
1. Carpet and rug cleaning;
 2. Cleaning and dyeing; and
 3. Laundries.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1602)

11.30.030 - Uses permitted subject to Planning Commission approval.

In areas adjacent to a residential district, commercial uses which are incidental and directly related to and serving the personnel of the permitted industrial uses shall be subject to the review and approval of the Commission, and the Planning Commission shall determine that the proposed use will not be incompatible with uses in the surrounding residential zones.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1603)

11.30.040 - Uses permitted subject to conditional use permit.

The following uses shall be permitted in MIP Zones subject to the provisions of Chapter 11.78 of this title and the securing of a conditional use permit:

- A. Animal hospitals and shelters;
- B. Ice and cold storage plants;
- C. Retail or wholesale stores, businesses or commercial activities not exceeding 50 percent of the building and/or property area providing that portions of development designated for commercial use(s) be provided with parking ratio required by Section 11.660.010(B)(9) of this title;

- D. Automobile, tractor, truck or camper assembly, rebuilding, repairing and reconditioning when operated within a solid masonry wall enclosure, not 6 feet in height;
- E. Machine, welding and sheet metal shops, excluding the use of equipment producing undue noise or vibration, when wholly operated within an enclosed building.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1604)

11.30.050 - Uses prohibited.

The following uses shall be prohibited in MIP Zones:

A. Residential uses:

1. For existing residential uses, the existing residence may be used for residential purposes but may not be converted for residential and nonresidential uses at the same time other than for the use of a caretaker in connection with an industrial use. Such residential uses shall be subject to the provisions for nonconformity as set forth in Section 11.10.020 of this title; and
2. New residential uses.

B. Industrial plants:

1. Abrasives;
2. Bone black plants;
3. Carbon black and lampblack plants;
4. Chemical plants (heavy and industrial);
5. Charcoal manufacturing plants;
6. Coal and coke plants;
7. Detergents, soaps, and by-products using animal fats;
8. Fertilizers of all types;
9. Gas manufacturing plants;
10. Glue and sizing manufacturing plants;
11. Graphite manufacturing plants;
12. Gypsum and other forms of plaster base manufacturing;
13. Insulation manufacturing plants flammable types;

14. Match manufacturing plants;
15. Metals extraction and smelting plants;
16. Metal ingots, pigs, casting, and rolling mills;
17. Paper pulp and cellulose manufacturing plants;
18. Paraffin manufacturing plants;
19. Petroleum and petroleum products plants;
20. Portland and similar cement manufacturing plants;
21. Serum, toxin, and virus manufacturing plants;
22. Vinegar processing and refining;
23. Volatile and poisonous gas storage and processing;
24. Wood preserving by creosoting or other pressure impregnation of wood by preservatives;
25. Wood and lumber kilns for industrial kiln drying; and
26. Wineries and wine making.

(Prior code § 9-4.1605)

11.30.060 - Property development standards.

The following property development standards shall apply to all land and structures in MIP Zones:

- A. Lot Area. No requirements.
- B. Lot Dimensions. Each dimension shall be minimum only and as follows:
 1. Width. Each lot shall have a minimum width of 150 feet.
 2. Depth. Each lot shall have a minimum depth of 190 feet.
- C. Population Density. One dwelling unit may be maintained for a caretaker or superintendent employed on the premises. No other dwellings of any kind shall be permitted. For existing residential uses, the provisions of Section 11.30.050(A)(1) of this chapter shall apply.
- D. Building Height.
 1. Unless otherwise provided, no building or structure erected shall have a height greater than four stories and shall not exceed 50 feet.
 2. Unless otherwise provided, no building or structure located within 100 feet of the boundary of any R Zone shall have a height greater than

one story and shall not exceed 15 feet.

3. Exceptions. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, silos, water tanks, wireless masts, or similar structures may be erected above the height limits prescribed in this subsection provided the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances. No roof structure, or any space above the height limit, shall be allowed to provide additional floor space.

E. Yards.

1. Front.

- a. On a local street, major or secondary highway, or service road entirely within an MIP Zone or which is a boundary between an MIP and any other nonresidential zone, the requirement of the most restrictive district shall apply; provided, however, the front yard shall be not less than 25 feet extending across the full width of the lot. The front yard shall be landscaped and continuously maintained.
- b. On a local street or major or secondary highway with or without a service road that is a boundary between an MIP Zone and any residential zone, there shall be a front yard of not less than 50 feet extending across the full width of the lot. The front 25 feet of such front yard shall be landscaped and continuously maintained. The next 25 feet may be used for either parking or landscaping but may not be used for loading.

2. Side.

- a. On a local street, alley, major or secondary highway, or service road which is entirely within an MIP Zone or which is a boundary between an MIP and any other nonresidential district, there shall be a side yard of not less than 25 feet extending along the full depth of the lot. Such side yard shall be landscaped and continuously maintained. If the side yard is on an alley, it may be used for loading or for off-street parking.
- b. On a local street or major or secondary highway without a service road which is a boundary between an MIP Zone and any residential zone, there shall be a side yard of not less than 50 feet extending along the full depth of the lot. The 25 feet nearest to the street shall be landscaped and continuously maintained. The next 25 feet toward the interior may be used for either parking or landscaping but may not be used for loading.
- c. On a service road which is part of a major or secondary highway forming the boundary between an MIP Zone and any residential zone, there shall be a side yard of not less than 25 feet extending along the full depth of the lot. Such side yard shall be landscaped and continuously maintained.
- d. On an alley which is the boundary between an MIP Zone and any residential zone, there shall be a side yard of not less than 20 feet extending along the full depth of the lot. Such side yard may be used for parking and loading. Such side yard may also be used for

storage provided the entire storage area is enclosed by a solid masonry wall not less than 5 feet nor more than 6 feet in height and provided, further, no materials stored shall be at a height greater than the height of the enclosing wall.

- e. On a boundary between an MIP Zone and any residential district, when such boundary is not a street, highway or alley, there shall be a side yard of not less than 40 feet extending along the full depth of the lot. There shall be a solid masonry wall of not less than 5 feet nor more than 6 feet in height on the side property line abutting the residential zone. The entire side yard area enclosed by the wall may be used for parking or for storage provided no materials stored in such yard shall be at a height greater than the height of the enclosing wall, and provided, further, no vehicles or appurtenances containing refrigeration units shall be parked or stored in such yard for purposes of generating lower temperatures or pre-cooling within the compartments overnight.
- f. On a railroad right-of-way which is the boundary between an MIP Zone and any residential district, there shall be a side yard of not less than 75 feet measured from the opposite side of the right-of-way extending along the full depth of the lot. No building or structure, other than a railroad loading dock, shall be permitted in the required side yard. Such side yard may be used for parking.

3. Rear.

- a. On an alley which is the boundary between an MIP Zone and any residential zone, there shall be a rear yard of not less than 20 feet extending across the full width of the lot. Such rear yard may be used for storage provided the entire storage area shall be enclosed by a solid masonry wall not less than 5 feet nor more than 6 feet in height and provided, further, that no materials stored shall be at a height greater than the height of the enclosing wall.
- b. On a boundary between an MIP Zone and any residential zone, when such boundary is not a street, highway or alley, there shall be a rear yard of not less than 40 feet extending along the full width of the lot. There shall be a solid masonry wall not less than 5 feet nor more than 6 feet in height on the rear property line abutting the residential zone. The entire rear yard area enclosed by the wall may be used for parking or for storage provided no materials stored in such yard shall be at a height greater than the height of the enclosing wall and provided, further, that no vehicles or appurtenances containing refrigeration units shall be parked or stored in such yard for purposes of generating lower temperatures or precooling within the compartments overnight.
- c. On a railroad right-of-way which is the boundary between an MIP Zone and a residential district, there shall be a rear yard of not less than 75 feet measured from the opposite side of the railroad right-of-way extending across the full width of the lot. No building or structure, other than a railroad dock, shall be permitted in the required rear yard. Such rear yard may be used for parking.

F. Space Between Buildings. No requirements.

G. Lot Coverage. No requirements.

H. Fences and Walls.

- 1. The provisions of Sections 11.32.050(B) and (C) of this title relating to M-1 Zones shall apply.

2. Outdoor storage located on an area adjacent to a street which forms a boundary, or located on an area adjacent to a boundary between an any residential zone, shall be enclosed by a solid masonry wall not less than 5 feet nor more than 6 feet in height.
- I. Off-street Parking. The provisions of Section 11.66.010(B)(9) of this title shall apply.
- J. Access. There shall be vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on property requiring off-street parking and loading. The design of such access to withstand industrial usage shall be approved by the City Engineer.
- K. Outdoor Advertising. The provisions of Chapter 11.72 shall apply.
- L. Loading. The provisions of Section 11.66.040 of this title shall apply.
- M. Size of Zones. In order to carry out the purposes expressed in Section 11.30.010 of this chapter, the minimum amount of land which may be zoned for MIP purposes in any one location shall be at least 5 acres in area.
- N. Landscaping Requirements. The following landscaping requirements shall apply to all development in MIP Zones, in addition to those requirements stated in subsection E of this section.
 1. Area. A minimum of 10 percent of the development site shall be developed as landscaped area. Actual landscaped percentage required may exceed this figure depending on project design.
 2. Landscape Standards.
 - a. A minimum 25-foot-wide continuous planter area shall be provided on the street frontage of each lot if such frontage is adjacent to parking or vehicle accessway, and continuous to an adjacent building where there is no adjacent parking. Frontage planter shall include landscaped berms or mounding for interest and to screen vehicle areas. A masonry wall, a maximum of 42 inches high, may be required or permitted to achieve necessary screening.
 - b. Trees. A minimum of one 15-gallon minimum-sized tree shall be planted for every 300 square feet of landscaped area. Required street trees shall be credited to this requirement. One tree or 20 percent of the required number of trees (whichever is greatest) shall be 24-inch box minimum size.
 - c. Street Trees. A minimum of one 15-gallon size street tree shall be planted per street frontage, with tree spacing no less than 35 feet on center. Location, species, and planting specification shall be in accordance with Street Tree Master Plan and City development standards.
 - d. Shrubs. A minimum of one shrub shall be planted for each 150 square feet of front and street corner side yard areas.
 - e. Ground Cover. All planting areas shall be planted with live ground cover to development standards specification.
 - f. Parking Lot. A minimum of 4 percent of the parking lot area shall consist of planting areas. Actual landscaped percentage may exceed this figure depending upon the size of the lot and amount of parking.

- i. A minimum of one planting island shall be provided for every 12 single-row parking stalls or for every 24 double-row parking stalls. PI provided at the terminus of each parking row.
 - ii. Each planting island shall have a minimum width of 4 feet and a minimum length of 16 feet for a single row and 32 feet for double-row parking stalls.
 - iii. All planting islands shall be surrounded by a concrete curb 6 inches above the level of the parking lot. If such a planting island lies adjacent to a sidewalk, masonry wall, or building, a raised concrete curb need not be provided in the adjacent area.
 - iv. Each planting island shall be planted with a minimum of one 15-gallon tree, two shrubs, and ground cover.
3. Plant Materials; General. The number, size, spacing and species of required plant materials may be increased, decreased, or otherwise changed by the Director of Community Development if it is determined that an alternate design will better meet the intent of this section.
 4. Irrigation. All front and street corner side yard planting areas shall have 100 percent irrigation coverage by an automatic irrigation system.
 5. Design and Modifications. Planting and irrigation shall be according to a plan of design approved by the City Planning Division. Changes, removal, and deviation from the approved plan, for the duration of the development's existence, shall require prior City approval.

(Ord. 06-871 § 5; Ord. 99-791 Exh. A (part); prior code § 9-4.1606)

Chapter 11.32 - ZONES: M-1—LIMITED MANUFACTURING

Sections:

11.32.010 - Limited Manufacturing Zones.

The M-1 Limited Manufacturing Zone is intended for limited manufacturing and limited industrial uses. Except as specifically provided elsewhere in this title, any and every building and premises or land in the M-1 Zone shall be used for, or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, and moved into or within such M-1 Zone exclusively and only in accordance with the provisions set forth in this chapter.

(Prior code § 9-4.1401)

11.32.020 - Uses permitted.

The following uses shall be permitted in the M-1 Zone provided site plans are approved by the Planning Commission and provided, further, no dwelling or other structure designed or intended for residential use shall be converted to or used for nonresidential uses:

- A. Retail or wholesale stores, businesses, or commercial activities, except that residential uses, hotels, motels, auto courts, trailer courts, lodging houses, institutions, hospitals (other than emergency hospitals), or homes shall not be permitted in the M-1 Zone; provided, however, the provisions of this subsection shall not prohibit the use of such property for living purposes exclusively by the caretaker or superintendent of the property in connection with the business carried on on such property;
- B. Light manufacturing and light industrial uses which are not obnoxious by reason of sound, fumes, repulsive odors and the like, whether the same constitute an actual nuisance or not, and including such uses as:

Assembly plants

Automobile painting, rebuilding, and reconditioning, body and fender works, and truck or tractor repairing or overhauling when enclosed within solid masonry walls not less than 6 feet in height

Bakeries, wholesale

Bottling plants

Cabinet shops and furniture manufacture

Canning and packing

Canvas products manufacture

Cereal factories

Cleaning and dyeing plants

Cosmetics manufacture

Creameries

Electroplating

Feed and fuel yards when enclosed with solid masonry walls not less than 6 feet in height

Food products manufacture, except fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils

Fruit and vegetable packing plants

- Garment manufacture
 - Ice and cold storage plants
 - Laboratories, experimental and the like
 - Laundries
 - Livery stables
 - Machine, welding, and blacksmith shops, excluding the use of equipment producing undue noise or vibration
 - Neon and electric sign manufacture
 - Poultry and rabbits, wholesale and retail sales, including slaughtering and dressing within a building
 - Public utility service yards and electric receiving and transforming stations
 - Radio manufacture and assembly and electrical and electronic appliances
 - Rug and carpet cleaning plants
 - Storage of goods, materials, liquids, and equipment (except the bulk storage of matter or materials which are inflammable or explosive or which create dust, odor, or fumes)
 - Tire retreading and recapping and battery manufacture
 - Toy and novelty manufacture
 - Warehouses and storage buildings
 - Wholesale buildings
- C. Light manufacturing and light industrial uses similar to those set forth in subsection B of this section as provided in Section 11.38.020 of this title;
 - D. One dwelling unit which may be maintained for a caretaker or superintendent employed on the premises of an industrial concern. No other dwellings, or hotels, motels, auto courts, lodging houses, trailer courts, institutions, hospitals (except emergency hospitals), or homes shall be permitted in the M-1 Zone;
 - E. Parking lots for automobiles (see Section 11.66.030 of this title for improvements required);
 - F. Uses customarily incidental to the permitted uses and accessory buildings;

- G. Signs as permitted in Chapter 11.72 of this title; and
- H. The following uses shall be permitted in the M-1 Zone subject to the provisions of Chapter 11.78 of this title and the securing of a conditional use permit:
 - 1. Animal hospitals or clinics;
 - 2. Dog kennels and dog training schools;
 - 3. Lumber yards except the storage or sale of boxes or crates;
 - 4. Mini-warehouse facilities, including all facilities designed exclusively for multitenant warehouse space; and
 - 5. Any such other similar uses as the Planning Commission may deem to be similar and equally essential to the public welfare.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1402)

11.32.030 - Building height limits.

The maximum building height shall be 75 feet except as otherwise provided in Section 11.38.030 of this title.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1403)

11.32.040 - Minimum lot size.

Every lot on a publicly dedicated street shall have a minimum width of 75 feet, a minimum depth of 100 feet, and a minimum area of 10,000 square feet; provided, however, if a lot has less width or less area than required by the provisions of this chapter and was held under separate ownership or was of official City record on May 15, 1958, such lot may be permitted to be occupied by any use permitted in the M-1 Zone if all other regulations are complied with.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1404)

11.32.050 - Yards.

The following yards shall be established and maintained (see Section 11.38.060 of this title for additional setbacks which may be required for planned rights-of-way):

A. Front Yards.

- 1. On a local street, major or secondary highway or service road which is entirely within an M-1 (or M-2) District or which is a boundary

between an M-1 (or M-2) and any other nonresidential zone, the front yard shall not be less than 30 feet extending across the full width of the lot. Such front yard may be used for off-street parking.

2. On a local street or major or secondary highway with or without a service road which is a boundary between an M-1 (or M-2) District and any residential district, there shall be a front yard of not less than 50 feet extending across the full width of the lot. Adjacent to and behind the required landscaped area shall be a masonry wall of a minimum of 42 inches in height. The balance may be used for either parking or landscaping but may not be used for loading,

B. Side Yards.

1. On a local street, alley, major or secondary highway, or service road which is entirely within an M-1 (or M-2) District or which is a boundary between an M-1 (or M-2) District and any other nonresidential district, there shall be a side yard of not less than 20 feet extending along the full depth of the lot. Such side yard may be used for off-street parking and for loading when adjacent to an alley.
2. On a local street or major or secondary highway without a service road which is boundary between an M-1 (or M-2) District and any residential district, there shall be a side yard of not less than 50 feet extending along the full depth of the lot, Adjacent to and behind the required landscaped area shall be a masonry wall of a minimum of 42 inches in height. The balance may be used for either parking or landscaping but may not be used for loading.
3. On a service road which is part of a major or secondary highway forming the boundary between an M-1 (or M-2) District and any residential district, there shall be a side yard of not less than 10 feet extending along the full depth of the lot. Such side yard shall be landscaped and continuously maintained. Adjacent to and behind such landscaped area shall be a masonry wall of a minimum of 42 inches in height.
4. On an alley which is the boundary between an M-1 (or M-2) District and any residential district, there shall be a side yard of not less than 20 feet extending along the full depth of the lot. Such side yard may be used for parking and loading. Such side yard may also be used for storage provided the entire storage area shall be enclosed by a solid masonry wall not less than 5 feet nor more than 6 feet in height and provided, further, that no materials stored shall be at a height greater than the height of the enclosing wall.
5. On a boundary between the M-1 (or M-2) District and any residential district when such boundary is not a street, highway or alley, there shall be a side yard of not less than 40 feet extending along the full depth of the lot. There shall be a solid masonry wall 6 feet in height on the side property line abutting the residential district excepting that such wall shall decrease to a maximum of 42 inches whenever encroaching the prevailing setback of adjacent properties. The entire side yard area enclosed by the wall may be used for parking or for storage provided no materials stored in such yard shall be at a height greater than the height of the enclosing wall.

C. Rear Yards.

1. On an alley which is the boundary between an M-1 (or M-2) District and any residential district, there shall be a rear yard of not less than

20 feet extending across the full width of the lot. Such rear yard may be used for storage provided the entire storage area shall be enclosed by a solid masonry wall 6 feet in height and provided, further, that no materials stored shall be at a height greater than the height of the enclosing wall.

2. On a boundary between the M-1 (or M-2) District and any residential district when such boundary is not a street, highway or alley, there shall be a rear yard of not less than 40 feet extending along the full width of the lot. There shall be a solid masonry wall 6 feet in height on the rear property line abutting the residential district. The entire rear yard area enclosed by the wall may be used for parking or storage provided no materials stored in such yard shall be at a height greater than the height of the enclosing wall.

D. Deviations. Except for structures on lands across the street from, or otherwise adjacent to, any residential zone, the front, side, and rear yard setback requirements set forth in this section may be reduced by the Planning Commission, without notice, when it can be shown that such setbacks materially inhibit good design and a deviation therefrom will not be materially detrimental to the public welfare or injurious to other property or improvements in the vicinity thereof.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1405)

11.32.060 - Parking.

See Sections 11.66.010 and 11.66.030 of this title.

(Prior code § 9-4.1406)

11.32.070 - Loading space.

See Section 11.66.040 of this title.

(Prior code § 9-4.1407)

11.32.080 - Landscaping requirements.

A. Area Required. A minimum of 8 percent of the development site shall be developed as a landscaped area. Actual landscape percentage required may exceed this figure depending on project design.

B. Landscape Standards.

1. Frontage Planter. A minimum 15-foot wide continuous planter area shall be provided on the street frontage of each lot if such frontage is adjacent to parking or vehicle accessway, and continuous to an adjacent building if there is no adjacent parking. Frontage planters shall

include landscaped berms or mounting for interest and to screen vehicle areas. A masonry wall, a maximum of 42 inches in height, may be required to achieve necessary screening.

2. Trees. A minimum of one 15-gallon minimum sized tree shall be planted for every 300 square feet of landscaped area. Required street trees shall be credited to this requirement. One tree or 20 percent of the required number of trees (whichever is greatest) shall be 24-inch-box minimum size.
3. Street trees. A minimum of one 15-gallon sized street tree shall be planted per street frontage, with tree spacing no greater than 35 feet on center. Location, species, and planting procedures shall be in accordance with the Street Tree Master Plan and City development standards.
4. Shrubs. A minimum of one shrub shall be planted for each 150 square feet of front and street corner side yard areas.
5. Ground Cover. All planting areas shall be planted with live ground cover, to development standards specification,
6. Parking Lot. A minimum of 4 percent of the parking lot area shall consist of planting areas. Actual landscaped percentage may exceed this figure depending upon the size of the lot and amount of parking.
 - a. A minimum of one planting island shall be provided for every 12 single-row parking stalls or for every 24 double-row parking stalls. Planting islands shall be provided at the terminus of each parking row.
 - b. Each planting island shall have a minimum width of 4 feet and a minimum length of 16 feet for single-row parking stalls and 32 feet for double-row of parking stalls.
 - c. All planting islands shall be surrounded by a concrete curb 6 inches above the level of the parking lot. If such a planting island lies adjacent to a sidewalk, masonry wall, or building, a raised concrete curb need not be provided in the adjacent area.
 - d. Each planting island shall be planted with a minimum of one 15-gallon tree, two shrubs, and ground cover.
- C. Plant Materials; General. The number, size, spacing and species of required plant materials may be increased, decreased, or otherwise changed by the Director of Community Development when it is determined that an alternate design will better meet the intent of this section.
- D. Irrigation. All front and street corner side yard planting areas shall have 100 percent irrigation coverage by an automatic irrigation system.
- E. Design and Modifications. Planting and irrigation shall be according to a plan of design approved by the City Planning Division. Changes, removal, and deviation from the approved plan, for the duration of development's existence, shall require prior City approval.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1408)

Chapter 11.34 - ZONES: M-2—GENERAL MANUFACTURING

Sections:

11.34.010 - M-2 General Manufacturing Zone.

The M-2 General Manufacturing Zone is intended for general manufacturing and general industrial uses. Except as specifically provided elsewhere in this title, any and every building and premises or land in the M-2 Zone shall be used for, or occupied, and every building shall be erected, constructed, established, enlarged, maintained, and moved into or within the M-2 Zone exclusively and only in accordance with the provisions of this chapter.

(Prior code § 9-4.1501)

11.34.020 - Uses permitted.

The following uses shall be permitted in the M-2 Zone provided site plans are approved by the Planning Commission and provided, further, no dwelling or other structure designed for or intended for residential use shall be converted to or used for nonresidential uses:

- A. Business, commercial, limited manufacturing, and limited industrial uses permitted under the Limited Manufacturing (M-1) Zone, but not prohibited by law or by the provisions of Section 11.34.030 of this chapter;
- B. General manufacturing or general industrial uses not prohibited by law or by the provisions of Section 11.34.030 of this chapter;
- C. One dwelling unit which may be maintained for a caretaker or superintendent employed on the premises of an industrial concern;
- D. Union halls;
- E. Uses customarily incidental to the permitted uses and accessory buildings;
- F. Parking lots for automobiles (see Section 11.66.030 of this title for improvements required); and
- G. The following uses subject to securing a conditional use permit pursuant to the provisions of Chapter 11.78 of this title:
 1. Recycling plants within a structure when found to be properly equipped with air pollution equipment approved by the South Coast Air Quality Management District (SCAQMD) and the Environmental Protection Agency (EPA) and as long as the recycling plant meets all the performance standards, controls and requirements of the SCAQMD, EPA, and other regulatory agencies having jurisdiction over this type of facility and will not be detrimental to the public welfare by reasons of emission of odor, dust, smoke, gas, noise or vibration,
 2. Miniwarehouse facilities, including all facilities designed exclusively for multitenant warehouse space,
 3. Outdoor manufacturing,
 4. Specified hazardous waste facilities when they are found to be consistent with all provisions of the adopted County and City hazardous waste management plans,

5. Auto wrecking, salvage and junk yards,
6. Asphalt and concrete recycling,
7. Rock, sand or gravel excavation, rock crusher,
8. Contractor storage yards, and
9. Other conditionally permitted uses listed under Section 11.32.020 of this title.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1502)

11.34.030 - Uses prohibited.

The following uses shall be prohibited in the M-2 Zone; Acetylene gas manufacture

Acid manufacture

Ammonia manufacture

Blast furnaces

Bleaching powder manufacture

Boiler works

Brick manufacture

By-products, the manufacture of by-products, or scrap from the handling or utilization of fish, meat, or animals

Cattle sales yards

Celluloid manufacture

Cellulose manufacture

Cemeteries for pets

Chlorine gas manufacture

Clubs and lodges

Coal, the distillation of coal or coal tar, or the manufacture of any coal tar product

Coke ovens

Creosote manufacture and storage

Cresoting plants

Distillation of bones

Dwellings, except one dwelling unit which may be maintained for a caretaker or superintendent employed on the premises of an industrial concern

Explosives: manufacture and storage

Fat rendering

Fireworks manufacture

Fish canneries

Forging works

Foundries other than nonferrous

Gas, the storage of illuminating gas in excess of 500,000 cubic feet

Gelatine manufacture

Glue manufacture

Grease manufacture

Guncotton products manufacture

Hog ranches

Hospitals and care facilities

Hotels, motels, auto courts, trailer courts, and lodging houses

Hydrocyanic acid, the manufacture of any products of

Lampblack manufacture

Lime manufacture

Lard manufacture

Meat packing plants

Oil reclaiming plants

Oil wells

Ore reduction plants

Paint, shellac, turpentine, linseed oil, lacquer, and varnish manufacture

Petroleum refineries

Phenol manufacture

Plaster of paris manufacture

Plastics manufacture

Potash manufacture and refining

Pyroxylin material manufacture

Refuse disposal

Rifle ranges

Rolling mills

Roundhouses for railroads

Rubber reclaiming plants

Schools

Sewer farms and sewage disposal plants not operated by or under the control of the City

Size manufacture

Smelting

Storage of oil, gasoline, and petroleum production or any quantity exceeding 100,000 U.S. gallons on any one lot or parcel of land

Tallow manufacture

Tanneries

Tar and tar by-products manufacture

Tile manufacture

Terra cotta manufacture

Tobacco processing

Vinegar manufacture

Wool pulling plants

Other uses which are determined by the Planning Commission to be detrimental to the public welfare by reason of the emission of odor, dust, smoke, gas, noise, vibration, or other causes (see Section 11.38.020 of this title)

(Ord. 99-791 Exh. A (part); prior code § 9-4.1503)

11.34.040 - Building height limits.

The maximum building height shall be 75 feet except that additional height may be permitted after a public hearing pursuant to a conditional use permit in accordance with the provisions of Chapter 11.78 of this title.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1504)

11.34.050 - Minimum lot size.

Every lot on a publicly dedicated street shall have a minimum width of 75 feet, a minimum depth of 100 feet, and a minimum area of 10,000 square feet; provided, however, where a lot has less area than required by the provisions of this title and was held under separate ownership or was of official City record on May 15, 1958, such lot may be occupied by any use permitted in the M-2 Zone if all other regulations are complied with.

(Ord. 99-791 Exh. A (part); prior code § 9-4.1505)

11.34.060 - Yards.

Yard and setback requirements in the M-2 Zone shall be the same as those provided for in the M-1 Zone. See Section 11.32.050 of this title and the provisions thereof for requirements.

(Prior code § 9-4.1506)

11.34.070 - Parking.

See Sections 11.66.010 and 11.66.030 of this title.

(Prior code § 9-4.1507)

11.34.080 - Loading space.

See Section 11.66.040 of this title.

(Prior code § 9-4.1508)

11.34.090 - Landscaping requirements.

See Section 11.32.080 of this title.

(Prior code § 9-4.1509)