

## **CHAPTER 18.100**

### **C-M COMMERCIAL INDUSTRIAL DISTRICT**

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**18.100.010: PURPOSE OF PROVISIONS:**

The purpose of the C-M commercial industrial zone is to provide for urban services in those areas of the city where certain types of manufacturing and commercial operations may be located in a compatible relationship. The regulations of uses and standards of development set forth for the C-M zone are those deemed necessary to provide the proper environment for the efficient and desirable use of lands so zoned. (Ord. 1000 § 27.00, 1955)

**18.100.020: GENERAL PROVISIONS AND RESTRICTIONS:**

In the C-M zone:

A. Any structure originally designed as a residence, or as an accessory to a residence, shall not be used for any industrial purposes. Such a structure may be used for commercial or professional uses, either as provided for in chapter 18.156, article IX of this title or by any nonprofit social service agency subject to the approval of a conditional use permit as provided for in chapter 18.192 of this title.

B. A commercial or industrial building shall not be constructed or established on the same lot together with an existing residential building.

C. All buildings erected, constructed or established shall be entirely new and complete structures designed for commercial or industrial purposes only.

D. Site plans and elevations for all new construction and/or additions shall be submitted to the commission for review and approval.

E. Alleys may be required by the commission.

F. All uses shall be conducted within a completely enclosed building except as follows:

1. Off street parking and loading areas;

2. Automobile service stations; all merchandise must be displayed within the building or under canopy covers;

3. The open storage of materials, products and equipment, when such storage is enclosed by a fence, wall, buildings or other means adequate to conceal such storage from view from adjoining property or the public street; however, this requirement shall not apply to the display of products or equipment offered for sale or rental, providing such display is maintained in a neat and orderly manner. (Ord. 2155 § 1, 1991: Ord. 1000 § 27.10, 1955)

**18.100.030: USES GENERALLY:**

No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the purposes set out in sections 18.164.340 through 18.100.070 of this chapter. (Ord. 1000 § 27.20, 1955)

**18.100.040: PERMITTED USES:**

Principal permitted uses in the C-M zone include:

Auto services: No open service bays shall face a public street, or they shall be screened:

Brake relining.

Glass installation.

Muffler installation.

Painting.

Repair.

Upholstery.

Commercial sales and service:

Agricultural supplies and equipment.

Automobile equipment.

Automobile, new and used.

Bicycle, boat and motorcycle.

Building material and hardware.

Cabinet shop.

Camper and mobilehome.

Drive-in stores, such as milk and food, no alcohol beverage sales.

Electrical apparatus and equipment.

Furniture, appliances and carpeting.

Garden and farm supplies.

Interior decorator studios.

Machinery, equipment and supplies.

Nurseries; no outdoor display of merchandise other than plants.

Office equipment.

Paint.

Pet and pet supply.

Plumbing, heating, air conditioning and refrigeration equipment and supplies.

Radio, television and musical instruments.

Industrial:

Uses permitted in the M-P planned industrial district.

Recreation and entertainment: The following uses are subject to approval of a conditional use permit if within three hundred feet (300') of a residential area:

Bowling lanes, skating rinks, and sports arenas, no alcohol beverage sales.

Drive-in theaters.

Services:

Auction houses.

Auto rental.

Bus terminals and similar transit facilities.

Cleaning and dyeing plants, laundries, linen and towel service.

Furniture upholstery.

Governmental agencies.

Ice manufacture, cold storage, and frozen food lockers.

Mail order houses.

Motels and hotels.

Parcel delivery.

Pest control.

Public scales.

Radio and television broadcasting studios.

Restaurants.

Retreading of tires.

Sign painters.

Other uses:

Agricultural uses permitted in the M-P district.

Business, technical, trade or professional schools.

Clubs, lodges, and similar organizations.

Electric distribution substations, public utility buildings and service yards.

Van and storage.

Warehouses and wholesalers. (Ord. 2791, 2015)

**18.100.050: ACCESSORY USES:**

The following accessory uses are permitted in the C-M district:

Those accessory uses and structures customarily appurtenant to a permitted use. (Ord. 1000 § 27.20(B), 1955)

**18.100.060: SIMILAR USES PERMITTED BY COMMISSION DETERMINATION:**

In the C-M district, the commission may, by resolution of record, recommend to the city council the permitting of any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this zone, and not more obnoxious or detrimental to the public health, safety and welfare, or other uses permitted in this zone. (Ord. 1000 § 27.20(C), 1955)

**18.100.070: CONDITIONAL USES:**

The following uses may be permitted in the C-M zone subject to approval of a conditional use permit:

Uses listed in chapter 18.192 of this title.

Ambulance service.

Animal hospitals.

Bowling lanes, skating rinks, and sports arenas, with alcohol beverage sales.

Cocktail lounges and bars.

Drive-in stores, such as milk and food, with alcohol beverage sales.

Equipment rental.

Radio and television transmitter towers higher than fifty feet (50') above ground level.

Regional shopping center containing at least one department store and a minimum gross land area of thirty five (35) acres; uses permitted shall be limited to those contained in the C-3 zone.

Retail store containing a minimum gross leasable area of seventy five thousand (75,000) square feet, subject to the parking requirements for neighborhood commercial districts.

Service stations. (Ord. 2791, 2015)

**18.100.090: PROPERTY DEVELOPMENT STANDARDS:**

The following property development standards, set out in sections 18.100.100 through 18.100.210 of this chapter, shall apply to all land and buildings in the C-M zone. (Ord. 1000 § 27.40, 1955)

**18.100.100: LOT AREA:**

Each lot in the C-M zone shall have a minimum area of twenty thousand (20,000) square feet. (Ord. 1000 § 27.40(A), 1955)

**18.100.110: LOT DIMENSIONS:**

In the C-M zone:

- A. Each lot shall have a minimum width of one hundred feet (100');
- B. Each lot shall have a minimum depth of one hundred fifty feet (150'). (Ord. 1000 § 27.40(B), 1955)

**18.100.120: BUILDING HEIGHT:**

There is no height limit in the C-M zone except that the relationship between building floor area and lot area shall not exceed two (2) square feet of total floor area for each one square foot of total lot area. (Ord. 1000 § 27.40(C), 1955)

**18.100.130: YARDS:**

For the C-M zone, the yard provisions of the M-1 zone shall apply. (Ord. 1000 § 27.40(D), 1955)

**18.100.140: WALLS, FENCES AND LANDSCAPING:**

For walls, fences and landscaping in the C-M zone, the provisions of the M-1 zone shall apply; however, a landscaped strip not less than ten feet (10') in width shall be provided and maintained along all street frontages. (Ord. 1000 § 27.40(E), 1955)

**18.100.150: ACCESS TO STREET:**

All lots in the C-M zone shall have a minimum of fifty feet (50') of access on a dedicated and improved street. (Ord. 1000 § 27.40(F), 1955)

**18.100.160: MAXIMUM COVERAGE:**

In the C-M zone, lot area coverage by buildings or structures shall not exceed fifty percent (50%) of the total lot area. (Ord. 1000 § 27.40(G), 1955)

**18.100.170: OFF STREET PARKING:**

For off street parking in the C-M zone, the provisions of sections 18.164.140 through 18.164.320 of this title shall apply. (Ord. 1000 § 27.40(H), 1955)

**18.100.180: OFF STREET LOADING:**

For off street loading in the C-M zone, the provisions of sections 18.164.330 through 18.164.340 of this title shall apply. (Ord. 1000 § 27.40(I), 1955)

**18.100.190: SIGNS:**

For signs in C-M zones, the provisions of the Redlands sign ordinance shall apply. In addition, the maximum area of any sign facing a residential zone shall be seventy five (75) square feet. (Ord. 1000 § 27.40(J), 1955)

**18.100.200: OUTDOOR STORAGE AND WASTE DISPOSAL:**

For outdoor storage and waste disposal in the C-M zone, the provisions of the M-1 zone shall apply. (Ord. 1000 § 27.40(K), 1955)

**18.100.210: METAL BUILDINGS:**

In the C-M zone, buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred fifty feet (150') from the property line along any freeway, major or secondary highway, or closer than one hundred feet (100') from the property line along any other dedicated street, except that such buildings or structures may be located closer to the street if any of the following conditions prevail:

- A. The sheet metal comprises less than twenty five percent (25%) of the exterior wall area of the building or structure;
- B. The sheet metal consists of panels with stainless steel, baked enamel or similar finish; or
- C. The building or structure is concealed from view from the public street by walls, fences, landscaping or other buildings or structures. (Ord. 1000 § 27.40(L), 1955)

**18.100.220: PERFORMANCE STANDARDS:**

All uses in the C-M zone shall comply with the performance standards of the M-1 zone. (Ord. 1000 § 27.45, 1955)

## CHAPTER 18.104

### M-P PLANNED INDUSTRIAL DISTRICT

SECTION:

**18.104.010: Purpose Of Provisions**

**18.104.020: Uses Generally**

**18.104.030: Permitted Uses**

**18.104.040: Similar Uses Permitted By Commission Determination**

**18.104.050: Conditional Uses**

**18.104.070: Property Development Standards**

**18.104.080: Lot Area**

**18.104.090: Lot Dimensions**

**18.104.100: Building Height**

**18.104.110: Yards**

**18.104.120: Walls, Fences And Landscaping**

**18.104.130: Access To Street****18.104.140: Maximum Coverage****18.104.150: Off Street Parking****18.104.160: Off Street Loading****18.104.170: Signs****18.104.180: Outdoor Storage And Waste Disposal****18.104.190: Minimum Size Of Zone****18.104.200: Performance Standards Generally****18.104.210: Fire And Explosion Hazards****18.104.220: Radio Interference Or Electrical Disturbances****18.104.230: Noise Control****18.104.240: Vibration****18.104.250: Smoke Emission****18.104.260: Dust, Heat And Glare Restrictions****18.104.270: Odor And Gas Emission Restrictions****18.104.010: PURPOSE OF PROVISIONS:**

A. The M-P planned industrial zone is intended to provide for and encourage planned industrial districts compatible with surrounding uses or abutting zones. Uses are to be confined to those administrative, wholesaling and manufacturing activities that can be carried on in an unobtrusive manner, and to certain accessory commercial facilities that are necessary to serve the employees of the zone.

B. No industrial use shall be permitted which, by the nature of its development or operation would in any way adversely affect the environment of the M-P district and surrounding districts. (Ord. 1000 § 27.50, 1955)

**18.104.020: USES GENERALLY:**

In the M-P district:

A. Site plans and elevations for all new construction and/or additions shall be submitted to the commission for review and approval.

B. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, altered or enlarged, only for the uses set out in sections 18.104.030 through 18.104.050 of this chapter. (Ord. 1000 § 27.51(A), 1955)

**18.104.030: PERMITTED USES:**

Permitted uses in the M-P district include:



Agricultural uses: Subject to the property development standards of the A-1 district.

Field crops (tree, berry, bush).

Orchards and groves.

Plant nurseries and commercial flower growing.

Truck gardening.

Manufacturing:

Electronics:

Electrical and related parts.

Electrical appliances.

Electrical devices.

Motors.

Radio, television and phonograph.

Instruments:

Cameras.

Electronic.

Medical and dental tools.

Precision.

Timing and measuring.

Watches and clocks.

Laboratories:

Chemical.

Dental.

Electrical.

Mechanical.

Medical.

Optical.

Scientific, research and experimental.

Manufacturing, compounding, assembly or fabrication of articles from the following previously prepared materials:

Canvas.

Cellophane.

Cloth.

Cork.

Felt.

Fiber.

Fur.

Glass.

Leather, excluding any etching or burning operations.

Paper (no milling).

Plastics.

Precious or semiprecious stones or metals.

Rubber.

Shells.

Tobacco.

Yarns.

Office and related machinery:

Audio-visual machinery.

Computers, electrical/manual.

Pharmaceuticals:

Cosmetics.

Drugs.

Perfumes.

Toiletries.

Services:

Blueprinting, photocopying and film processing.

Business and research offices related to the administration and operation of the permitted industrial uses.

Newspaper publishing.

Off street parking.

Offices, business and professional.

Printing, lithographing, publishing.

Public buildings.

Public utility offices.

Radio and television broadcasting.

Restaurants operated for employees on the premises.

Trade union halls. (Ord. 1000 § 27.51(A), 1955)

**18.104.040: SIMILAR USES PERMITTED BY COMMISSION DETERMINATION:**

The commission may, by resolution, permit any other uses which it may determine to be similar to those listed above in this chapter, in conformity with the intent and purpose of the M-P zone, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this zone. (Ord. 1000 § 27.51(B), 1955)

**18.104.050: CONDITIONAL USES:**

The following uses may be permitted in the M-P zone subject to approval of a conditional use permit:

Automobile service station.

Hospitals, clinics and sanitariums.

Public utility service yards.

Restaurants, cafes or cafeterias. (Ord. 1000 § 27.51(C), 1955)

**18.104.070: PROPERTY DEVELOPMENT STANDARDS:**

The following property development standards, set out in sections 18.104.080 through 18.104.270 of this chapter, shall apply to all land and buildings in the M-P zone. (Ord. 1000 § 27.53, 1955)

**18.104.080: LOT AREA:**

Each lot in the M-P zone shall have a minimum area of twenty thousand (20,000) square feet. (Ord. 1000 § 27.53, 1955)

**18.104.090: LOT DIMENSIONS:**

In the M-P zone:

- A. Each lot shall have a minimum width of one hundred feet (100');
- B. Each lot shall have a minimum depth of one hundred fifty feet (150'). (Ord. 1000 § 27.53(A), 1955)

**18.104.100: BUILDING HEIGHT:**

Buildings and structures in the M-P zone shall have a height not greater than fifty feet (50'). (Ord. 1000 § 27.53(C), 1955)

**18.104.110: YARDS:**

In the M-P zone:

- A. For general yard provisions, see sections 18.148.040 through 18.148.060 of this title.
- B. Where the M-P zone fronts, sides or rears on a street which is a boundary with a residential zone, there shall be a yard abutting such street of not less than fifty feet (50'). The twenty five feet (25') nearest the street shall be landscaped and maintained. The remainder may be used for parking.
- C. Where the M-P zone fronts, sides or rears on a street which is not a boundary with a residential zone, there shall be a yard abutting such street of not less than twenty five feet (25'). The ten feet (10') nearest the street shall be landscaped and maintained. The remainder may be used for parking.
- D. Where the M-P zone sides or rears directly on property in a residential zone, there shall be a yard of not less than fifty feet (50'). Such yard may be used for parking. A solid masonry wall six feet (6') in height shall be installed along the property line abutting the residential zone.
- E. Where the M-P zone sides or rears on an alley which is a boundary with a residential zone, there shall be a yard of not less than fifty feet (50'). The yard may be used for parking. A solid masonry wall six feet (6') in height shall be installed along the property line abutting the residential zone. (Ord. 1000 § 27.53(D), 1955)

**18.104.120: WALLS, FENCES AND LANDSCAPING:**

In the M-P zone:

- A. Required walls, fences and landscaping shall be installed as required in section 18.104.110 of this chapter. In addition, the applicable provisions of chapter 18.168 of this title shall apply.
- B. For permitted fences, hedges and walls, the provisions of section 18.168.020 of this title shall apply.
- C. For hazardous areas, corner cutback areas, and security fencing, the provisions of sections 18.168.010 and 18.168.020 through 18.168.100 of this title shall apply. (Ord. 1000 § 27.53(E), 1955)

**18.104.130: ACCESS TO STREET:**

All lots in the M-P zone shall have a minimum of fifty feet (50') of access on a dedicated and improved street. (Ord. 1000 § 27.53(F), 1955)

**18.104.140: MAXIMUM COVERAGE:**

Lot area coverage by buildings and structures in the M-P zone shall not exceed fifty percent (50%) of the total lot area. (Ord. 1000 § 27.53(G), 1955)

**18.104.150: OFF STREET PARKING:**

For off street parking in the M-P zone, the provisions of section 18.164.240 of this title shall apply. (Ord. 1000 § 27.53(H), 1955)

**18.104.160: OFF STREET LOADING:**

For off street loading in the M-P zone, the provisions of sections 18.164.330 through 18.164.340 of this title shall apply. (Ord. 1000 § 27.53(I), 1955)

**18.104.170: SIGNS:**

For signs in M-P zones, the provisions of the Redlands sign code shall apply. In addition, the maximum area of any sign facing a residential zone shall be seventy five (75) square feet. (Ord. 1000 § 27.53(J), 1955)

**18.104.180: OUTDOOR STORAGE AND WASTE DISPOSAL:**

In the M-P zone:

A. Outdoor storage and activities associated with permitted uses shall be entirely enclosed by building walls or by a solid masonry wall on the front setback line, such wall to be not less than six feet (6') in height. On all other property lines, such uses shall be enclosed by a six foot (6') wall or by screen landscaping not less than eight feet (8') in height plus a fence not less than six feet (6') in height, of chainlink or other similar material, to screen stockpiles from external boundaries of property. Items shall not be stacked or stored higher than six feet (6').

B. The storage of combustible materials shall be not less than twenty feet (20') from any interior lot lines, and a roadway shall be provided, graded, surfaced and maintained from the street to the rear of the property to permit free access of fire trucks at any time.

C. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may be transferred off the lot by natural causes or forces. All waste materials shall be stored in an enclosed area, and shall be accessible to service vehicles.

D. Wastes which might cause fumes or dust, or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored only in closed containers in required enclosures. (Ord. 1000 § 27.53(K), 1955)

**18.104.190: MINIMUM SIZE OF ZONE:**

No parcel of land containing less than twenty (20) acres shall be zoned M-P unless property is contiguous to an existing M-P zone and has a shape and dimension adaptable for such purposes. (Ord. 1000 § 27.53(L), 1955)

**18.104.200: PERFORMANCE STANDARDS GENERALLY:**

All M-P zone uses shall comply with the limitations or performance standards set out in sections 18.104.210 through 18.104.270 of this chapter. (Ord. 1000 § 27.54, 1955)

**18.104.210: FIRE AND EXPLOSION HAZARDS:**

In M-P zones, all storage activities involving flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment and devices standard in industry. All incineration is prohibited. (Ord. 1000 § 27.54(A), 1955)

#### **18.104.220: RADIO INTERFERENCE OR ELECTRICAL DISTURBANCES:**

In M-P zones, devices which radiate radio frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property on which the device is located. "Radio frequency energy" means electromagnetic energy at any frequency in the radio spectrum between ten (10) kilocycles and three million (3,000,000) megacycles. (Ord. 1000 § 27.54(B), 1955)

#### **18.104.230: NOISE CONTROL:**

A. The maximum sound pressure level radiated by any use or facility in an M-P zone, when measured at the boundary line of the property on which sound is generated, shall not exceed the values shown in the following table:

<b>Octave Band Range In Cycles Per Second</b>	<b>Sound Pressure Level In Decibels 0.0002 dyne/cm<sup>2</sup></b>
Below 75	72
75–150	67
151–300	59
301–600	52
601–1,200	46
1,201–2,400	40
2,401–4,800	34
Above 4,800	32

B. If the noise is not smooth and continuous, or is not present between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., one or more of the following corrections shall be applied to the above octave band levels:

	<b>Correction In Decibels</b>
Daytime operation only	+5
Noise source operates less than 20 percent of any 1 hour period	+5
Noise source operates less than 5 percent of any 1 hour period	+10
Noise of impulsive character, such as hammering	-5
Noise of periodic character, such as humming or screeching	-5

C. The sound pressure level shall be measured with a sound level meter and associated octave band analyzer conforming to standards prescribed by the American Standards Association, as set forth in a pamphlet published by the association entitled, "American Standard Sound Level Meters For Measurement Of Noise And Other Sounds No. 224.3", published in 1944 and in another pamphlet published by the same association, entitled, "American Standard Specification For An Octave-Band Filter Set For The Analysis Of Noise And Other Sounds No. 224.10", published in 1953. (Ord. 1000 § 27.54(C), 1955)

**18.104.240: VIBRATION:**

In the M-P zone, every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the lot on which the use is located. (Ord. 1000 § 27.54(D), 1955)

**18.104.250: SMOKE EMISSION:**

In the M-P zone, smoke emission shall be controlled in accordance with standards and regulations established by the air pollution control board. (Ord. 1000 § 27.54(E), 1955)

**18.104.260: DUST, HEAT AND GLARE RESTRICTIONS:**

In the M-P zone:

A. Every use shall be so operated that it does not emit dust, heat or glare in such quantities or degree as to be readily detectable on any boundary line of the lot on which the use is located.

B. Glare from arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the outside of the property. (Ord. 1000 § 27.54(F), 1955)

**18.104.270: ODOR AND GAS EMISSION RESTRICTIONS:**

In the M-P zone:

A. Odor: The emission of obnoxious odors of any kind shall not be permitted.

B. Gas: No gas shall be emitted which is deleterious to the public health, safety or general welfare. (Ord. 1000 § 27.54(G), 1955)

## CHAPTER 18.108

### M-1 LIGHT INDUSTRIAL DISTRICT

SECTION:

**18.108.010: Purpose Of Provisions**

**18.108.020: Uses Generally**

**18.108.030: Permitted And Accessory Uses**

**18.108.040: Similar Uses Permitted By Commission Determination****18.108.050: Conditional Uses****18.108.070: Property Development Standards****18.108.080: Lot Area****18.108.090: Lot Dimensions****18.108.100: Building Height****18.108.110: Yards****18.108.120: Walls And Landscaping****18.108.130: Access To Street****18.108.140: Maximum Coverage****18.108.150: Off Street Parking****18.108.160: Off Street Loading****18.108.170: Signs****18.108.180: Outdoor Storage, Uses And Waste Disposal****18.108.190: Metal Buildings****18.108.200: Performance Standards Generally****18.108.210: Fire And Explosion Hazards****18.108.220: Radio Interference Or Electrical Disturbances****18.108.230: Noise Control****18.108.240: Vibration****18.108.250: Smoke Emission****18.108.260: Dust, Heat And Glare Restrictions****18.108.270: Odor And Gas Emission Restrictions****18.108.010: PURPOSE OF PROVISIONS:**

The purpose of the M-1 light industrial zone is to provide appropriately located areas for the establishment of light industrial plants and related activities, and to promote the concentration of such uses in a manner which will foster mutually beneficial relationships with each other, as well as with the areas of the city zoned for heavy industrial development. The regulation of uses and standards of development set forth for the M-1 zone are those deemed necessary to provide the proper environment for the efficient and desirable use of light



industrial land, and to provide the proper safeguards to protect nearby residential, commercial and public uses. (Ord. 1000 § 28.00, 1955)

**18.108.020: USES GENERALLY:**

In the M-1 zone:

A. Site plans and elevations for all new construction and/or additions shall be submitted to the commission for review and approval.

B. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses, set out in sections 18.108.030 through 18.108.050 of this chapter. (Ord. 1000 § 28.10, 1955)

**18.108.030: PERMITTED AND ACCESSORY USES:**

In the M-1 zone, principal permitted uses shall be as follows:

Uses permitted in the M-P, planned industrial district.

Accessory uses:

Commercial sales and service incidental to a principal permitted use.

Employee recreational facilities and play areas.

Storage buildings incidental to a permitted use.

Superintendent or caretaker dwelling. One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.

Other accessory uses and buildings customarily appurtenant to a permitted use.

Manufacturing:

Manufacture and assembly of electrical equipment and supplies, such as coils, condensers, lamps, switches, wire and cable assembly.

Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, and provided that kilns are fired only by electricity or gas.

Manufacture of cutlery, hardware, hand tools and kitchen utensils.

Manufacture, processing or treatment of products other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration or hazard.

Manufacturing, assembling, compounding, packaging and processing of articles or products from the following previously prepared materials: asbestos, bristles, bone, feathers, hair, horns, leather, metal, paints (excluding any boiling process), paper, textiles.

Manufacturing, compounding, processing, canning or packaging of products such as bakery goods, candy and soft drinks, dairy products, food products (excluding fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils).

Mattress manufacture, repair, rebuildings and recovering.

Other uses:

Agricultural supplies and equipment, sales and service.

Agricultural uses, but excluding dairies, stockyards, slaughter of animals, and manufacture of fertilizer.

Automobile accessory and parts sales.

Automobile repair services; no open service bays shall face a public street, or they shall be screened.

Automobile sales, new and used.

Barbershops.

Boat, mobilehome and camper sales and services.

Building material and hardware sales.

Catering services.

Cleaning and dyeing plants, laundries, linen and towel service.

Creameries.

Electric distribution substations, electric transmission substations, and public utility buildings and service yards.

Furniture upholstery.

Ice manufacture and storage, frozen food lockers, and cold storage plants.

Lumberyards (no planing mills).

Machine shops and such uses as the following:

Anodizing shops.

Blacksmith shops.

Cabinet or carpenter shops.

Die and pattern making shops.

Electroplating shops.

Grinding shops.

Metal engraving shops.

Metal finishing and plating shops.

Polishing shops.

Sheet metal shops.

Tinsmith shops.

Welding shops.

Parcel delivery service.

Parking lots, commercial.

Petroleum bulk plants.

Plumbing, heating or electrical shops.

Real estate, business and professional offices.

Repair and fix-it shops.

Repair garages, body and fender works and auto painting, providing all work is conducted within a completely enclosed structure.

Retreading and recapping of tires.

Service stations.

Sign painters.

Taxidermy shops.

Tree surgeons.

Volume sales outlets, such as furniture, appliances and carpeting.

Warehouses and wholesaling. (Ord. 2333 § 39, 1997; Ord. 1000 § 28.10(A), 1955)

**18.108.040: SIMILAR USES PERMITTED BY COMMISSION DETERMINATION:**

The commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above in this chapter, in conformity with the intent and purpose of the M-1 zone, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this zone. (Ord. 1000 § 28.10(B), 1955)

**18.108.050: CONDITIONAL USES:**

The following uses may be permitted in the M-1 zone subject to approval of a conditional use permit:

Animal and pet hospitals, kennels and animal pounds.

Automobile wash, mechanical or self-service.

Building materials storage yards.

Business, technical, trade or professional schools.

Commercial recreation such as bowling lanes and skating rinks.

Contractors' storage yards.

Equipment rentals.

Feed and fuel yards.

Motels.

Outdoor vehicle storage and holding lot, with no dismantling or wrecking permitted.

Restaurants. (Ord. 1000 § 28.10(C), 1955)

**18.108.070: PROPERTY DEVELOPMENT STANDARDS:**

The following property development standards, set out in sections 18.108.080 through 18.108.190 of this chapter shall apply to all land and buildings in the M-1 zone. (Ord. 1000 § 28.20, 1955)

**18.108.080: LOT AREA:**

Each lot in the M-1 zone shall have a minimum area of five thousand (5,000) square feet. (Ord. 1000 § 28.20(A), 1955)

**18.108.090: LOT DIMENSIONS:**

In the M-1 zone:

A. Each lot shall have a minimum width of fifty feet (50'), except that where adjacent to a residential zone, school or park, the width shall be not less than seventy feet (70').

B. Each lot shall have a minimum depth of one hundred feet (100'). (Ord. 1000 § 28.20(B), 1955)

**18.108.100: BUILDING HEIGHT:**

Buildings and structures in the M-1 zone shall not exceed fifty feet (50') in height; provided, however, that nonnuclear electric generating stations shall not exceed one hundred feet (100') in height, and appurtenant cooling towers and emission stacks for nonnuclear electric generating stations shall not exceed two hundred twenty five feet (225') in height. (Ord. 2436 § 1, 2000; Ord. 1000 § 28.20(C), 1955)

**18.108.110: YARDS:**

In the M-1 zone:

A. Front Yard: Each lot shall have a front yard of not less than ten feet (10'), extending across the full width of the lot, except where adjacent to a major or secondary highway, and except where adjacent or across the street from a residential zone, school or park, in

which case the front yard shall be not less than twenty five feet (25'). Such yards may be used for parking in accordance with the provisions of sections 18.164.140 through 18.164.320 of this title.

B. Side And Rear Yards: None required, except where adjoining a residential district, the side yard shall be ten feet (10') and the rear yard shall be a minimum of twenty five feet (25'). Said yard may be used for parking, loading and accessways. (Ord. 1000 § 28.20(D), 1955)

**18.108.120: WALLS AND LANDSCAPING:**

In the M-1 zone:

A. Required Walls: On those sides of property in the M-1 zone which abut a residential zone, school or park, a solid masonry wall not less than six feet (6') in height shall be built and maintained along the property lines adjoining such residential zone, school or park, except that the wall shall be three feet (3') in height where it adjoins the front yard setback area, such wall to be installed at the time the property is used for M-1 purposes.

B. Required Landscaping: A minimum of ten feet (10') of the front yard area adjacent to the street shall be landscaped when the front yard area adjoins a residential district, a major or secondary highway, or a freeway frontage road. Landscaping shall be provided and maintained in accordance with the standards established in sections 18.168.110 through 18.168.190 of this title. (Ord. 1000 § 28.20(E), 1955)

**18.108.130: ACCESS TO STREET:**

All lots in the M-1 zone shall have a minimum of fifty feet (50') of access on a dedicated and improved street. (Ord. 1000 § 28.20(F), 1955)

**18.108.140: MAXIMUM COVERAGE:**

Lot area coverage by buildings or structures in the M-1 zone shall not exceed fifty percent (50%) of the total lot area. (Ord. 1000 § 28.20(G), 1955)

**18.108.150: OFF STREET PARKING:**

For off street parking in the M-1 zone, the provisions of section 18.164.240 of this title shall apply. (Ord. 1000 § 28.20(H), 1955)

**18.108.160: OFF STREET LOADING:**

For off street loading in the M-1 zone, the provisions of sections 18.164.330 and 18.164.340 of this title shall apply. (Ord. 1000 § 28.20(I), 1955)

**18.108.170: SIGNS:**

For signs in the M-1 zone, the provisions of the Redlands sign code shall apply. In addition, the maximum area of any sign facing a residential zone shall be seventy five (75) square feet. (Ord. 1000 § 28.20(J), 1955)

**18.108.180: OUTDOOR STORAGE, USES AND WASTE DISPOSAL:**

In the M-1 zone:

A. Outdoor storage and activities associated with permitted uses shall be enclosed by building walls, a solid masonry wall, solid fencing, or uniformly compact evergreen hedge, all continuously maintained and not less than six feet (6') in height, located no closer to

any street than the front setback line. Side and rear property lines shall be similarly treated when the subject areas are viewable from any street.

B. Items stored within one hundred feet (100') of a dedicated street or residential zone shall not be stacked higher than six feet (6').

C. The storage of combustible materials shall be not less than twenty feet (20') from any interior lot line, and a roadway shall be provided, graded, surfaced and maintained from the street to the rear of the property to permit free access of firetrucks at any time.

D. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may be transferred off the lot by natural causes or forces. All waste materials shall be stored in an enclosed area and shall be accessible to service vehicles.

E. Wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise be attractive to rodents or insects shall be stored only in closed containers in required enclosures. (Ord. 1000 § 28.20(K), 1955)

#### **18.108.190: METAL BUILDINGS:**

In the M-1 zone, buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred fifty feet (150') from the property line along any freeway, major or secondary highway, or closer than one hundred feet (100') from the property line along any other dedicated street, except that such buildings or structures may be located closer to the street if any of the following conditions prevail:

A. The sheet metal comprises less than twenty five percent (25%) of the exterior wall area of the building or structure; or

B. The sheet metal consists of panels with stainless steel, baked enamel or similar finish; or

C. The building or structure is concealed from view from the public street by walls, fences, landscaping or other buildings or structures. (Ord. 1000 § 28.20(L), 1955)

#### **18.108.200: PERFORMANCE STANDARDS GENERALLY:**

All uses in the M-1 zone shall comply with the following limitations or performance standards set out in sections 18.108.210 through 18.108.270 of this chapter. (Ord. 1000 § 28.30, 1955)

#### **18.108.210: FIRE AND EXPLOSION HAZARDS:**

In the M-1 zone, all storage activities involving flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment and devices standard in industry. All incineration is prohibited. (Ord. 1000 § 28.30(A), 1955)

#### **18.108.220: RADIO INTERFERENCE OR ELECTRICAL DISTURBANCES:**

In the M-1 zone, devices which radiate radio frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property on which the device is located. "Radio frequency energy" means electromagnetic energy at any frequency in the radio spectrum between ten (10) kilocycles and three million (3,000,000) megacycles. (Ord. 1000 § 28.30(B), 1955)

#### **18.108.230: NOISE CONTROL:**

In the M-1 zone, the maximum sound pressure level radiated by any use or facility, when measured at an abutting residential, commercial or more restricted industrial zone boundary line, shall not exceed the value listed in section 18.104.230 of this title. (Ord. 1000 § 28.30(C), 1955)

**18.108.240: VIBRATION:**

Every use in the M-1 zone shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the lot on which the use is located. (Ord. 1000 § 28.30(D), 1955)

**18.108.250: SMOKE EMISSION:**

In the M-1 zone, smoke emission shall be controlled in accordance with standards and regulations established by the air pollution control board. (Ord. 1000 § 28.30(E), 1955)

**18.108.260: DUST, HEAT AND GLARE RESTRICTIONS:**

In the M-1 zone:

A. Every use shall be so operated that it does not emit dust, heat or glare in such quantities or degree as to be readily detectable on any boundary line of the lot on which the use is located.

B. Glare from arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the outside of the property. (Ord. 1000 § 28.30(F), 1955)

**18.108.270: ODOR AND GAS EMISSION RESTRICTIONS:**

In the M-1 zone:

A. Odor: The emission of obnoxious odors of any kind shall not be permitted.

B. Gas: No gas shall be emitted which is deleterious to the public health, safety or general welfare. (Ord. 1000 § 28.30(G), 1955)

## CHAPTER 18.112

### I-P INDUSTRIAL DISTRICT

**SECTION:****18.112.010: Purpose Of Provisions****18.112.020: Uses Generally****18.112.030: Permitted And Accessory Uses****18.112.040: Similar Uses Permitted By Commission Determination****18.112.050: Conditional Uses****18.112.070: Property Development Standards****18.112.080: Lot Area**

**18.112.090: Lot Dimensions****18.112.100: Building Height****18.112.110: Yards****18.112.120: Walls And Landscaping****18.112.130: Access To Street****18.112.140: Maximum Coverage****18.112.150: Off Street Parking****18.112.160: Off Street Loading****18.112.170: Signs****18.112.180: Outdoor Storage And Waste Disposal****18.112.190: Metal Buildings****18.112.200: Performance Standards Generally****18.112.210: Fire And Explosion Hazards****18.112.220: Radio Interference Or Electrical Disturbances****18.112.230: Noise Control****18.112.240: Vibration****18.112.250: Smoke Emission****18.112.260: Dust, Heat And Glare Restrictions****18.112.270: Odor And Gas Emission Restrictions****18.112.010: PURPOSE OF PROVISIONS:**

The purpose of the I-P industrial zone is to provide for and encourage the development of land for industrial purposes, to protect these lands from intrusion by inharmonious nonindustrial uses, to promote uniform and orderly industrial development, to protect property values, to foster an efficient and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community, and to provide proper safeguards and appropriate transition for surrounding land uses. (Ord. 1000 § 28.50, 1955)

**18.112.020: USES GENERALLY:**

A. In the I-P zone, site plans and elevations for all new construction and/or additions shall be submitted to the commission for review and approval.



B. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses. (Ord. 1000 § 28.51(A), 1955)

**18.112.030: PERMITTED AND ACCESSORY USES:**

Principal permitted uses in the I-P zone include:

Accessory uses:

Commercial sales and service incidental to a principal permitted use.

Employee recreational facilities and play areas.

One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.

Storage buildings incidental to a permitted use.

Other accessory uses and buildings customarily appurtenant to a permitted use.

Manufacturing:

Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.

Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.

Manufacture of chemicals and chemical products, except those requiring a conditional use permit.

Manufacture of food products, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast; but not including fish or meat products.

Manufacturing and processing of the following, conducted in an enclosed building, except that any outdoor manufacturing or processing operation in this group of uses shall be subject to approval of a conditional use permit:

Abrasives.

Aircraft and aircraft accessories.

Aluminum products.

Asbestos.

Automobiles, trucks and trailers.

Automotive accessories and parts.

Boats.  
Candles.  
Canvas.  
Carpets and rugs.  
Cellophane.  
Cloth.  
Composition wallboard.  
Cork.  
Felt.  
Fiber.  
Fur.  
Glass, but excluding blast furnaces.  
Glazed tile.  
Hemp products.  
Ink.  
Jute products.  
Leather.  
Linter.  
Metal foil.  
Metal products.  
Missiles and missile components, excluding explosive fuels.  
Motors and generators.  
Paper.  
Plastics.  
Porcelain products.

Pulp goods.

Putty.

Railroad equipment.

Rubber products.

Sisal products.

Starch and dextrine.

Structural steel products.

Textiles.

Tile.

Wire and wire products.

Yarns.

Metal fabricating, heat treating, pickling and stamping.

Transit and transportation terminals, repair and storage facilities.

Services:

Blueprinting, photocopying and film processing.

Business and research offices related to the administration and operation of the permitted industrial uses.

Electrical distribution substations, electrical transmission substations, public utility service yards and steam electric generating stations.

Laboratories.

Lumberyards.

Newspaper publishing.

Off street parking.

Offices, business and professional.

Parcel delivery.

Petroleum bulk plants.

Printing, lithographing, publishing.

Public buildings.

Public utility offices.

Radio and television broadcasting.

Restaurants operated for employees on the premises.

Trade union halls.

Warehouses and wholesaling. (Ord. 1000 § 28.51(A), 1955)

**18.112.040: SIMILAR USES PERMITTED BY COMMISSION DETERMINATION:**

The commission may, by resolution, permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of the I-P zone, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this zone. (Ord. 1000 § 28.51(B), 1955)

**18.112.050: CONDITIONAL USES:**

The following uses may be permitted subject to approval of a conditional use permit:

Heliports.

Manufacturing of:

Acetylene.

Ammonia.

Aniline dyes.

Bleaching powder.

Breweries, distilleries and wineries.

Bronze, babbitt metal and similar alloys.

Carbide.

Carbolic, hydrochloric, picric and sulfuric acid.

Caustic soda.

Cellulose and celluloid.

Chlorine.

Coal, coke or coal tar products.

Exterminating agents.

Film.

Gas.

Lacquer, shellac, turpentine, varnish or calcimine (Kalsomine).

Linoleum or oilcloth.

Matches.

Nitrating of cotton and other materials.

Phenol.

Potash.

Pyroxylin.

Rubber (natural or synthetic).

Soap, tallow, grease and lard.

Radio transmitter towers higher than fifty feet (50') above ground level.

Storage of:

Oil or gas in amounts of two thousand five hundred (2,500) barrels or more.

Oil or gas within three hundred feet (300') of any residential zone, school or park.

Recreational vehicles and boats. (Ord. 2759, 2011)

**18.112.070: PROPERTY DEVELOPMENT STANDARDS:**

The following property development standards, set out in sections 18.112.080 through 18.112.190 of this chapter shall apply to all land and buildings in the I-P zone. (Ord. 1000 § 28.53, 1955)

**18.112.080: LOT AREA:**

Each lot in the I-P zone shall have a minimum area of twenty thousand (20,000) square feet. (Ord. 1000 § 28.53(A), 1955)

**18.112.090: LOT DIMENSIONS:**

In the I-P zone:

- A. Each lot shall have a minimum width of one hundred feet (100').
- B. Each lot shall have a minimum depth of one hundred fifty feet (150'). (Ord. 1000 § 28.53(B), 1955)

**18.112.100: BUILDING HEIGHT:**

There is no maximum building height in the I-P zone. (Ord. 1000 § 28.53(C), 1955)

**18.112.110: YARDS:**

In the I-P zone:

A. Front Yard: Each lot shall have a front yard of not less than twenty five feet (25'), extending across the full width of the lot, except where adjacent to a major or secondary highway, and except where adjacent to or across the street from a residential zone, school or park, in which case the front yard shall be not less than fifty feet (50'). The ten feet (10') nearest the street shall be landscaped and maintained. The remainder may be used for parking.

B. Side And Rear Yards: None required, except where adjoining a residential district, the side yard shall be twenty five feet (25') and the rear yard shall be a minimum of fifty feet (50'). The yard may be used for parking, loading and accessways. (Ord. 1000 § 28.53(D), 1955)

**18.112.120: WALLS AND LANDSCAPING:**

In the I-P zone:

A. Required Walls: On those sides of property in the I-P zone which abut a residential zone, school or park, a solid masonry wall not less than six feet (6') in height shall be built and maintained along the property lines adjoining the residential zone, school or park, except that the wall shall be three feet (3') in height where it adjoins the front yard setback area, such wall to be installed at the time the property is used for I-P purposes.

B. Required Landscaping: A minimum of ten feet (10') of the front yard area adjacent to the street shall be landscaped. Landscaping shall be provided and maintained in accordance with the standards established in chapter 18.168 of this title. (Ord. 1000 § 28.53(E), 1955)

**18.112.130: ACCESS TO STREET:**

All lots in the I-P zone shall have a minimum of fifty feet (50') of access on a dedicated and improved street. (Ord. 1000 § 28.53(F), 1955)

**18.112.140: MAXIMUM COVERAGE:**

Lot area coverage by buildings and structures in the I-P zone shall not exceed fifty percent (50%) of the total lot area. (Ord. 1000 § 28.53(G), 1955)

**18.112.150: OFF STREET PARKING:**

For off street parking in the I-P zone, the provisions of sections 18.164.140 through 18.164.320 of this title shall apply. (Ord. 1000 § 28.53(H), 1955)

**18.112.160: OFF STREET LOADING:**

For off street loading in the I-P zone, the provisions of sections 18.164.330 and 18.164.340 of this title shall apply. (Ord. 1000 § 28.53(I), 1955)

**18.112.170: SIGNS:**

For signs in the I-P zone, the provisions of the Redlands sign code shall apply. (Ord. 1000 § 28.53(J), 1955)

**18.112.180: OUTDOOR STORAGE AND WASTE DISPOSAL:**

In the I-P zone:

A. Outdoor storage and activities associated with permitted uses shall be screened from the street by building walls, screen walls or screen fencing. Such screening shall be constructed of solid masonry or rust resistant metal fences not less than six feet (6') in height and with the capacity to support vine growth of sufficient density to screen the storage activities from public view. These walls or fences shall be located on or behind the front setback line.

B. The storage of combustible materials shall be not less than twenty feet (20') from any interior lot line, and a roadway shall be provided, graded, surfaced and maintained from the street to the rear of the property to permit free access of firetrucks at any time.

C. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may be transferred off the lot by natural causes or forces. All waste materials shall be stored in an enclosed area and shall be accessible to service vehicles.

D. Wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise be attractive to rodents or insects, shall be stored only in closed containers in required enclosures. (Ord. 2759, 2011)

**18.112.190: METAL BUILDINGS:**

In the I-P zone, buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred fifty feet (150') from the property line along any freeway, major or secondary highway, or closer than one hundred feet (100') from the property line along any other dedicated street, except that such buildings or structures may be located closer to the street if any of the following conditions prevail:

A. The sheet metal comprises less than twenty five percent (25%) of the exterior wall area of the building or structure; or

B. The sheet metal consists of panels with stainless steel, baked enamel, or similar finish;

C. The building or structure is concealed from view from the public street by walls, fences, landscaping or other buildings or structures. (Ord. 1000 § 28.53(L), 1955)

**18.112.200: PERFORMANCE STANDARDS GENERALLY:**

All uses in the I-P zone shall comply with the following limitations or performance standards set out in sections 18.112.210 through 18.112.270 of this chapter. (Ord. 1000 § 28.54, 1955)

**18.112.210: FIRE AND EXPLOSION HAZARDS:**

All storage activities involving flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment and devices standard in industry. All incineration is prohibited. (Ord. 1000 § 28.54(A), 1955)

**18.112.220: RADIO INTERFERENCE OR ELECTRICAL DISTURBANCES:**

Devices which radiate radio frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property on which the device is located. "Radio frequency energy" means electromagnetic energy at any frequency in the radio spectrum between ten (10) kilocycles and three million (3,000,000) megacycles. (Ord. 1000 § 28.54(B), 1955)

**18.112.230: NOISE CONTROL:**

In the I-P district:

A. The maximum sound pressure level radiated by any use or facility, when measured at the boundary line of the subject property, shall not exceed the values shown in the following table:

Octave Band Range In Cycles Per Second	Sound Pressure Level In Decibels 0.0002 dyne/cm <sup>2</sup>
Below 75	72
75 – 150	67
151 – 300	59
301 – 600	52
601 – 1,200	46
1,201 – 2,400	40
2,401 – 4,800	34
Above 4,800	32

B. If the noise is not smooth and continuous, or is not present between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., one or more of the following corrections shall be applied to the above octave band levels:

	Correction In Decibels
Daytime operation only	+5
Noise source operates less than 20 percent of any 1 hour period	+5
Noise source operates less than 5 percent of any 1 hour period	+10
Noise of impulsive character, such as hammering	-5
Noise of periodic character, such as humming or screeching	-5

C. The sound pressure level shall be measured with a sound level meter and associated octave band analyzer conforming to standards prescribed by the American Standards Association, as set forth in a pamphlet published by the association, entitled, "American Standard Sound Level Meters For Measurement Of Noise And Other Sounds No. 224.10", published in 1953. (Ord. 1000 § 28.54(C), 1955)

**18.112.240: VIBRATION:**



Every use in the I-P zone shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on a boundary line of the subject property. (Ord. 1000 § 28.54(D), 1955)

**18.112.250: SMOKE EMISSION:**

In the I-P zone, smoke emission shall be controlled in accordance with standards and regulations established by the San Bernardino County air pollution control board. (Ord. 1000 § 28.54(E), 1955)

**18.112.260: DUST, HEAT AND GLARE RESTRICTIONS:**

In the I-P zone:

A. Every use shall be so operated that it does not emit dust, heat or glare in such quantities or degree so as to be readily detectable on any boundary line of the lot on which the use is located.

B. Glare from arc welding, acetylene torch cutting or similar processes shall be shielded from adjacent properties. (Ord. 1000 § 28.54(F), 1955)

**18.112.270: ODOR AND GAS EMISSION RESTRICTIONS:**

In the I-P district, any process which involves the creation or emission of any odors, gases or other odorous matter shall at all times comply with the standards set by the San Bernardino County air pollution control board. In no event shall odors, gases or other odorous matter be emitted in such quantities as to be readily detectable when diluted in a ratio of one volume of odorous air to four (4) volumes of clear air. The point of measurements shall be at the lot line or at the point of greatest concentration, if further than the lot line. (Ord. 1000 § 28.54(G), 1955)

## CHAPTER 18.116

### M-2 GENERAL INDUSTRIAL DISTRICT

SECTION:

**18.116.010: Purpose Of Provisions**

**18.116.020: Uses Generally**

**18.116.030: Permitted Uses**

**18.116.040: Similar Uses Permitted By Commission Determination**

**18.116.050: Conditional Uses**

**18.116.070: Property Development Standards**

**18.116.080: Performance Standards Generally**

**18.116.090: Fire And Explosion Hazards****18.116.100: Radio Interference Or Electrical Disturbances****18.116.110: Noise Control****18.116.120: Vibration****18.116.130: Smoke Emission****18.116.140: Dust, Heat And Glare Restrictions****18.116.150: Odor And Gas Emission Restrictions****18.116.010: PURPOSE OF PROVISIONS:**

The purpose of the M-2 general industrial zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to protect property values, to foster an efficient and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community, and to provide proper safeguards and appropriate transition for surrounding land uses. (Ord. 1000 § 29.00, 1955)

**18.116.020: USES GENERALLY:**

In the M-2 zone:

- A. Site plans and elevations for all new construction and/or additions shall be submitted to the commission for review and approval.
- B. Buildings, structures and land shall hereafter be erected, altered or enlarged only for the uses set out in sections 18.116.030 through 18.116.050 of this chapter. (Ord. 1000 § 29.10, 1955)

**18.116.030: PERMITTED USES:**

Principal permitted uses in the M-2 zone include:

Uses permitted in the M-1 industrial zone.

Contractors' yards and shops, including building, masonry, painting, concrete, electrical, plumbing, refrigeration, roofing, heating and air conditioning.

Electrical distribution substations, electrical transmission substations, nonnuclear electric generating stations, and public utility buildings, office, and service yards, and steam electric generating stations.

Food products manufacture, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast; but not including fish or meat products.

Lumberyards, lumber processing and woodworking, including planing mills, plywood, veneering, wood preserving and laminating.

Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.

Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.

Manufacture of chemicals and chemical products, except those requiring a conditional use permit.

Manufacture, storage, reconditioning and exchange of such items as cans, containers, boxes, barrels, bottles and bags.

Manufacturing and processing of the following, conducted in an enclosed building, except that any outdoor manufacturing or processing operation in this group of uses shall be subject to approval of a conditional use permit:

Abrasives.

Aircraft and aircraft accessories.

Aluminum products.

Asbestos.

Automobiles, trucks and trailers.

Automotive accessories and parts.

Boats.

Bricks.

Burial vaults and caskets.

Candles.

Canvas.

Carpets and rugs.

Cement products.

Chalk.

Clay pipe and clay products.

Composition wallboard.

Glass, but excluding blast furnaces.

Glazed tile.

Graphite and graphite products.

Hemp products.

Ink.

Jute products.

Linter.

Metal foil.

Metal products.

Missiles and missile components, excluding explosive fuels.

Motors and generators.

Paraffin products.

Plastics.

Porcelain products.

Pulp goods.

Pumice.

Putty.

Railroad equipment.

Rubber products.

Sand and lime products.

Sisal products.

Starch and dextrine.

Steel products.

Stone products.

Structural steel products.

Tile.

Wire and wire products.

Metal fabricating, heat treating, pickling and stamping.

Storage facilities, except those requiring a conditional use permit.

Transit and transportation terminals, repair and storage facilities. (Ord. 2436 § 3, 2000: Ord. 1000 § 29.10(A), 1955)

**18.116.040: SIMILAR USES PERMITTED BY COMMISSION DETERMINATION:**

The commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of the M-2 zone, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this zone. (Ord. 1000 § 29.10(B), 1955)

**18.116.050: CONDITIONAL USES:**

In the M-2 zone, the following uses may be permitted subject to approval of a conditional use permit:

Airports, heliports and landing strips.

Animal, food or beverage processing of the following kinds:

Breweries, distilleries and wineries.

Meat or fish products packing, canning or processing.

Vinegar, yeast and sauerkraut.

Asphalt, concrete and earth products activities of the following kinds:

Asphalt batching plants.

Concrete mixing and batching plants.

Rock crushing plants and aggregate dryers.

Sandblasting plants.

Butane service and filling stations.

Commercial and service type uses which the commission, after study and deliberation, finds are needed to serve the M-2 district, and which will not interfere with the orderly development of the industrial area, and which will be compatible with industrial uses.

Distilling of:

Alcohol.

Bones.

Coal.

Coal tar.

Coke.

Wood.

Heavy metal works of the following kinds:

Blast furnaces.

Boiler works.

Drop forge industries.

Drop hammers.

Forges, foundries and forging works.

Metal and metal ore reduction or smelting.

Rolling mills.

Manufacturing of:

Acetylene.

Ammonia.

Aniline dyes.

Asphalt or asphalt products.

Bleaching powder.

Bronze, babbitt metal and similar alloys.

Carbide.

Carbolic, hydrochloric, picric and sulfuric acid.

Caustic soda.

Cellophane.

Cellulose and celluloid.

Cement, lime, gypsum or plaster of Paris.

Charcoal, lampblack or fuel briquettes.

Chlorine.

Coal, coke or coal tar products.

Creosote.

Exterminating agents.

Fertilizer.

Film.

Gas.

Lacquer, shellac, turpentine, varnish or calcimine (kalsomine).

Linoleum or oilcloth.

Matches.

Nitrating of cotton and other materials.

Phenol.

Potash.

Pyroxylin.

Rubber (natural or synthetic).

Soap, tallow, grease and lard.

Radio transmitter towers, higher than fifty feet (50') above ground level.

Refining of:

Fats and oils.

Metals and metal ores.

Petroleum and petroleum products.

Sugar.

Salvage, wrecking and disposal activities of the following kind:

Automobile wrecking and salvage.

Building wrecking and salvage.

Dumps, including garbage and trash disposal.

Industrial waste material salvage, waste metal, rag, clothing, glass and paper salvage operations.

Sewer farm or sewage disposal plants.

Storage of:

Automobiles and other vehicles purchased for wrecking operations.

Fertilizer or manure.

House movers' equipment and buildings moved from other locations.

Oil or gas in amounts of two thousand five hundred (2,500) barrels or more.

Oil or gas within three hundred feet (300') of any residential zone, school or park.

Sand, gravel, rock or decomposed granite in amounts of two thousand (2,000) tons or more.

Used building materials or secondhand buildings. (Ord. 1000 § 29.10(C), 1955)

**18.116.070: PROPERTY DEVELOPMENT STANDARDS:**

The property development standards of the M-1 zone (chapter 18.108 of this title) shall apply to all property in the M-2 zone. (Ord. 1000 § 29.20, 1955)

**18.116.080: PERFORMANCE STANDARDS GENERALLY:**

All uses in the M-2 zone shall comply with the following limitations or performance standards, set out in sections 18.116.090 through 18.116.150 of this chapter. (Ord. 1000 § 29.30, 1955)

**18.116.090: FIRE AND EXPLOSION HAZARDS:**

In the M-2 zone, all storage activities involving flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire suppression equipment and devices standard in industry. All incineration is prohibited. (Ord. 1000 § 29.30(A), 1955)

**18.116.100: RADIO INTERFERENCE OR ELECTRICAL DISTURBANCES:**

In the M-2 zone, all devices which radiate radio frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property on which the device is located. "Radio frequency energy" is electromagnetic energy at any frequency in the radio spectrum between ten (10) kilocycles and three million (3,000,000) megacycles. (Ord. 1000 § 29.30(B), 1955)

**18.116.110: NOISE CONTROL:**

In the M-2 zone, no use shall be conducted in a manner which produces noise exceeding sixty (60) CNEL (community noise equivalent level) when measured at the property line of any property used for residential, hospital, school or park use. (Ord. 2436 § 2, 2000: Ord. 1000 § 29.30(C), 1955)

**18.116.120: VIBRATION:**



Every use in the M-2 zone shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the lot which abuts a residential, commercial or more restricted industrial zone. (Ord. 1000 § 29.30(D), 1955)

**18.116.130: SMOKE EMISSION:**

In the M-2 zone, smoke emission shall be controlled in accordance with standards and regulations established by the air pollution control board. (Ord. 1000 § 29.30(E), 1955)

**18.116.140: DUST, HEAT AND GLARE RESTRICTIONS:**

A. Every use in the M-2 zone shall be so operated that it does not emit dust, heat or glare in such quantities or degrees as to be readily detectable on any boundary line of the lot on which the use is located.

B. Glare from arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the outside of the property. (Ord. 1000 § 29.30(F), 1955)

**18.116.150: ODOR AND GAS EMISSION RESTRICTIONS:**

In M-2 zones:

A. Odor: The emission of obnoxious odors of any kind shall not be permitted.

B. Gas: No gas shall be emitted which is deleterious to the public health, safety or general welfare. (Ord. 1000 § 29.30(G), 1955)