

CHAPTER 17. "M-1" DISTRICTS **(LIGHT INDUSTRIAL DISTRICTS)**

SECTION 6270. REGULATIONS FOR "M-1" DISTRICTS. The following regulations shall apply in all "M-1" Districts and shall be subject to the provisions of Chapter 22 of this Part.

SECTION 6271. USES PERMITTED.

- (a) The following uses, provided that no use shall be carried on in a manner that is in the opinion of the Planning Commission objectionable from the standpoint of odor, dust, smoke, gas, noise or vibration.
1. Acetylene. The storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire resistant wall.
 2. Agricultural contractor equipment, sale, or rental, or both.
 3. Aircraft assembly plants.
 4. Animal experimental research institute.
 5. Kennels or catteries, subject to a kennel/cattery permit.
 6. Automobile assembly plants.
 - 6.a. Aquaculture development.
 7. Bags, paper, manufacture of.
 8. Barrels, storage of empty barrels.
 9. Baseball park.
 10. Batteries, the manufacture and rebuilding of batteries.
 11. Billboards, the manufacture of billboards.
 12. Blacksmith shops.
 13. Boat building.
 14. Bone products, the manufacture of bone products.

15. Book bindery.
16. Bottling plant.
17. Box, paper, factory.
18. Breweries.
19. Brushes, the manufacture of.
20. Building materials, storage of.
21. Bus storage.
22. Cabinet making.
23. Candles, the manufacture of.
24. Canvas products, manufacture of.
25. Car barns for buses and street cars.
26. Carnivals, commercial or otherwise.
27. Carpenter shop.
28. Carpet cleaning.
29. Cellophane, the manufacture of cellophane products.
30. Ceramics, the manufacture of ceramics.
31. Cesspool pumping, cleaning, and drainage.
32. Cigars, the manufacture of.
33. Cigarettes, the manufacture of.
34. Circus.
35. Clay products, the manufacture or storage, or both, of clay products, including clay statuary.
36. Cleaning and dyeing establishments, wholesale.
37. Clocks, manufacture of.

38. Clothing, the manufacture of cloth products, including clothing of all kinds but not tanning.
39. Coffee roasting.
40. Coffins, the manufacture of.
41. Cold storage plant.
42. Contractor's equipment yard, including farm equipment and all equipment used in building trades.
43. Cork, the manufacture of cork products.
44. Cosmetics, the packaging and distribution of pharmaceutical and cosmetic items.
45. Cotton storage.
46. Curtain cleaning plants.
47. Dairy products depot and manufacture of dairy products.
48. Distributing plants, including bulk petroleum plants.
49. Limited keeping of pets.
50. Draying yard or terminal.
51. Drugs, the manufacture of, and sale at wholesale, of drugs.
52. Dry goods, the manufacture of and sale at wholesale of, and storage of, dry goods.
53. Dyeing and cleaning, wholesale.
54. Electric appliance assembly.
55. Electrical parts, the manufacture of, the sale at wholesale of, or the storage of, small electrical parts.
56. Electric signs, the manufacture of.
57. Electrical substations.
58. Engines, the manufacture of steam engines. This paragraph does not permit a foundry.

59. Engraving. Machine metal engraving.
60. Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noises.
61. Ferris wheels.
62. Fiber products, the manufacture of.
63. Fixtures, the manufacture of gas or electrical fixtures, or both.
64. Fox farms.
65. Frozen food process plants.
66. Fruit packing plant.
67. Fuel yard.
68. Fumigating contractor.
69. Fur products, the manufacture of.
70. Fur warehouse.
71. Furniture, the manufacture of.
72. Generators, the manufacture of electrical generators.
73. Glass, the production by hand of crystal glass art novelties within a closed building of fire resistant construction.
74. Glass, the storage of.
75. Gloves, the manufacture of.
76. Granite, the grinding, cutting, and dressing of granite.
77. Harness, the manufacture of.
78. Heating equipment, the manufacture of.
79. Hemp storage.
80. Humane societies.
81. Ice, the manufacture, distribution and storage of.

82. Incinerators, the manufacture of.
83. Ink, the manufacture of.
84. Iron. Ornamental iron works but not including a foundry.
85. Jewelry, the manufacture of.
87. Laboratories for testing experimental motion picture film.
88. Leather products, the manufacture of, but not including tanning.
89. Linen and towel supply.
90. Lubricating oil. The canning and packaging of lubricating oil if not more than one hundred barrels are stored above ground at any one time.
91. Lumber yards including incidental retail sales of supplies used in home construction.
92. Machine shops.
93. Machinery storage yard.
94. Machinery, the repair of farm machinery.
95. Malt products, the manufacture of.
96. Marble, the grinding, cutting, and dressing of.
97. Marine oil service station.
98. Mattresses, the manufacture and renovation of.
99. Medicines, the manufacture of.
100. Metals.
 - a. Manufacture of products of precious metals.
 - b. Manufacture of metal, steel, and brass stamps, including hand and machine engraving.
 - c. Metal fabricating.
 - d. Metal spinning.

- e. Metal storage.
- f. Metal working shop.
- 101. Motors, the manufacture of electric motors.
- 102. Moving van storage or operating yard.
- 103. Musical instruments, the manufacture of.
- 104. Novelties, the manufacture of.
- 105. Oil, the manufacture of vegetable oil.
- 106. Oleomargarine, the manufacture of.
- 107. Optical goods, the manufacture of.
- 108. Paint mixing except the mixing of lacquers and synthetic enamels.
- 109. Paper mache statuary, the manufacture of.
- 110. Paper products, the manufacture of, but not including the manufacture of paper itself.
- 111. Perfume, the manufacture of.
- 112. Pest control service, including residential termite control.
- 113. Pharmaceuticals, the manufacture and packaging of.
- 114. Phonographs, the assembly of.
- 115. Planing mill.
- 116. Plaster, the storage of.
- 117. Pottery, the manufacture of.
- 118. Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- 119. Presses, hydraulic presses for the molding of plastics.
- 120. Produce yard, or terminal.
- 121. Radios, the assembly of.

122. Refrigeration plant.
123. Roofing contractor's establishment.
124. Rug cleaning plant.
125. Rugs, the manufacture of.
126. Saddles, the manufacture of.
127. Sand, the washing of sand to be used in sandblasting.
128. Sash and door manufacturing.
129. Shell products, the manufacture of.
130. Shoes, the manufacture of.
131. Shooting gallery.
132. Signs, the manufacture of.
133. Skating rinks.
134. Soft drinks, the manufacture and bottling of.
136. Starch, the mixing and bottling of starch.
137. Statuary, the manufacture of clay, paper mache and stone statuary and monuments.
138. Stencils, the manufacture of.
139. Stone, marble, and granite, grinding, dressing and cutting.
140. Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.
141. Tire retreading.
142. Tools, the manufacture of.
143. Toys, the manufacture of.
144. Trailers, the manufacture of.
145. Truck storage or rental.

146. Type, the manufacture of printer's type.
147. Ventilating ducts, the manufacture of.
148. Veterinary hospitals for small animals and veterinary hospitals for large animals.
149. Vitamin tablets, the manufacture of.
150. Warehouse, storage warehouse.
151. Watches, the manufacture of.
152. Welding.
153. Wine storage and manufacture.
154. Wood, the manufacture of wood products.
155. Wood yard.
156. Yarn, the dyeing of yarn and manufacture of yarn products.
157. Nurseries and greenhouses.
158. Light bulbs, the manufacture of.
159. Outdoor advertising structures or signs as defined in Sections 5202 and 9203 of the Business and Professions Code of the State of California.
160. Extraction of chemicals from sea water by natural evaporation.
161. Temporary seasonal retail sales of fireworks and Christmas trees.
162. Administrative, research and professional offices, excluding doctors and dentists.
163. Communication centers.
164. Automotive repair shops and garages.
165. Self-service car washes outside the Coastal Zone, provided that:
 - a. The car wash and related facilities and activities are not located within 50 feet of residentially zoned land or an existing residence.

- b. All of the conditions relative to water recycling, conservation and wastewater disposal imposed by the agencies providing water and/or sewer service are met.
- c. Design Review approval, pursuant to Chapter 28.1, is granted relative to ensuring that the layout and design are compatible, to the extent feasible, with adjacent uses and that sufficient setbacks and screening are incorporated into the design to minimize impacts on adjacent uses.
- d. At minimum, an area is provided for the parking of one car for every five washing bays, located so as to accommodate cars on-site that are waiting to be washed or vacuumed.
- e. Prior to approval by the Planning Department, approval is authorized by the Public Works Department relative to egress, ingress and on-site circulation.

166. Reverse vending machines.

167. Small collection facilities for recyclable materials, subject to obtaining a building permit, provided there is no additional mechanical processing equipment on site, that collection facilities shall not be located within 30 feet of any property zoned for residential use unless there is a recognized service corridor and acoustical shielding between containers and residential use, that there is no decrease in traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.

(b) The following uses subject to the securing of a Use Permit in each case as provided in Chapter 24 of this Part.

- 1. Automotive and cycling racing.
- 2. Gun clubs.
- 3. Restaurants and automobile service stations for the sale of gasoline, oil and new accessories when such facilities are determined by the Planning Commission to be accessory to and to be needed by established industries in the zone employing a total of more than 500 employees. Such Use Permit shall be granted only in the event that property is not available in other zones within the immediate area in which such uses would be normally permitted by this ordinance.
- 4. Golf driving ranges.

5. Storage and handling of “safe and sane” fireworks as defined in the State Fireworks Law Sections 12500 et seq. of the Health and Safety Code and Rules and Regulations adopted thereunder in Subchapter 6, Fireworks, Title 19 California Administrative Code, Rules and Regulations of the State Fire Marshal.
6. Indoor auction studio and retail sales of office equipment and furniture including antiques, when the facility conforms to parking requirements for retail sales.
7. Large collection facilities for recyclable materials.
8. Processing facilities for the collection and processing of recyclable materials.
9. Caretaker quarters, outside the coastal zone, provided that:
 - a. The resident of the dwelling is to be the owner, lessee, or an employee of the owner or lessees, of an industrial use on the site. The use permit application for the development of caretaker quarters shall include a statement explaining the need for caretaker quarters and responsibilities of the caretaker/resident. Issuance of a use permit for caretaker quarters shall not precede the appropriate building permit application(s) for industrial uses on the site consistent with the allowed uses in the M-1 district.
 - b. The floor area of the caretaker unit shall not exceed thirty-five (35) percent of the floor area of the main building on the site up to a maximum of 1,200 square feet.
 - c. Setbacks for caretaker quarters shall conform to Uniform Building Code requirements.
 - d. Trailers and/or mobile homes for caretaker quarters are not permitted.
10. In the North Fair Oaks area only, mini-markets, provided that:
 - a. The market floor area does not exceed 800 sq. ft., excluding merchandise and supply storage area, utility rooms, and restrooms.
 - b. If the market is located within 1,000 feet of a public school or park, no alcoholic beverages of any kind shall be sold.
 - c. Signage associated with the market and any other uses on the parcel shall be subject to the signage regulations contained in the County Zoning Regulations, Chapter 17 (Light Industrial/North Fair Oaks

District), Section 6276.4.6 Signs) [see attached M-1/NFO Zoning District excerpt].

- d. Exterior lighting on the parcel, including sign lighting, shall be located and directed so that direct rays and glare are confined to the premises.
- e. All loitering during and after business hours shall be controlled by the respective property tenant or owner, to the extent possible.
- f. All trash, litter, boxes, or similar debris shall be picked up daily and stored in refuse containers that are screened from public view. Refuse containers set out for disposal pickup shall be returned to the screened area promptly, within 24 hours of the pickup day.
- g. If the market is located adjacent to or across the street from any residentially zoned area, the following additional restrictions shall apply:
 - (1) The market's evening hours of operation shall not extend beyond 9:00 p.m.
 - (2) Both exterior and interior lighting shall be reduced after closing hours to that minimally necessary for site and store security purposes.
 - (3) Exterior product advertising posters and other mediums are prohibited. Window advertising mediums shall not block views into or out from the windows and may be subject to further restrictions as stipulated by the public hearing decision maker.

SECTION 6272. BUILDING HEIGHT LIMIT. The maximum building height shall be seventy-five (75) feet.

SECTION 6273. MINIMUM BUILDING SITE. Each building, together with its necessary accessory buildings, hereafter erected, shall be located on a building site in one ownership having an area of not less than five thousand (5,000) square feet and a frontage of not less than fifty (50) feet.

SECTION 6274. YARDS REQUIRED. Same as specified for "C-1" Districts.

SECTION 6275. Exterior signs pertaining to the business uses conducted on the premises and subject to the following limitations:

- (a) Signs shall not exceed two hundred (200) square feet in area on one face and not more than five hundred (500) square feet in total area on the premises. Larger areas may be authorized by the use permit in exceptional cases.

- (b) Signs shall not project more than one (1) foot beyond the street property line, but if a building is set back from a street property line, then such sign shall not project more than eight (8) feet from the face of the building.
- (c) Attached signs shall not project above the roofline or cornice except when in the opinion of the Planning Commission the sign is an architectural part or feature of the building.
- (d) Free standing signs shall not extend to a height more than twenty (20) feet above the sidewalk or paved area except when in the opinion of the Planning Commission the sign is an architectural feature of the site.
- (e) Signs shall not face the side line of any adjoining lot in any "R" District when such sign is within twenty-five (25) feet of said side line.

SECTION 6276. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made.

SECTION 6277. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

- (Section 6271, Para. (a) - Amended by Ordinance No. 1518 - May 22, 1962)
- (Section 6271, Para. (a) - Amended by Ordinance No. 1667 - September 8, 1964)
- (Section 6271, Para. (a) - Amended by Ordinance No. 1720 - September 28, 1965)
- (Section 6271, Para. (a) - Amended by Ordinance No. 1794 - October 18, 1966)
- (Section 6271, Para. (a) - Amended by Ordinance No. 2031 - March 3, 1970)
- (Section 6271, Para. (a) - Amended by Ordinance No. 3437 - November 10, 1992)
- (Section 6271, Para. (a)5 - Amended by Ordinance No. 3437 - November 10, 1992)

(Section 6271, Para. (a)6a - Added by Ordinance No. 2706 - December 16, 1980)
(Section 6271, Para. (a)49 - Amended by Ordinance No. 3437 - November 10, 1992)
(Section 6271 Para. (a)135 - Deleted by Ordinance No. 4075 - November 6, 2001)
(Section 6271, Para. (a)148 - Amended by Ordinance No. 3437 - November 10, 1992)
(Section 6271, Para. (a)165 - Added by Ordinance No. 3126 - September 15, 1987)
(Section 6271, Para. (a)166 - Added by Ordinance No. 3131 - December 15, 1987)
(Section 6271, Para. (a)166 and 167 - Added/Amended by Ordinance No. 3157 -
September 13, 1988)
(Section 6271, Para. (b) - Amended by Ordinance No. 1248 - November 5, 1957)
(Section 6271, Para. (b) - Amended by Ordinance No. 1274 - February 11, 1958)
(Section 6271, Para. (b) - Amended by Ordinance No. 1304 - July 15, 1958)
(Section 6271, Para. (b) - Amended by Ordinance No. 1455 - May 9, 1961)
(Section 6271, Para. (b) - Amended by Ordinance No. 1530 - July 10, 1962)
(Section 6271, Para. (b) - Amended by Ordinance No. 2186 - February 20, 1973)
(Section 6271, Para. (b) - Amended by Ordinance No. 2237 - February 26, 1974)
(Section 6271, Para. (b)6 - Repealed by Ordinance No. 2272 - October 8, 1974)
(Section 6271, Para. (b)6 - Added by Ordinance No. 2346 - January 20, 1976)
(Section 6271, Para. (b)7 - Added by Ordinance No. 3131 - December 15, 1987)
(Section 6271, Para. (b)7 and 8 - Added/Amended by Ordinance 3157 - September 13,
1988)
(Section 6271, Para. (b)9 - Added by Ordinance No. 3782 - August 5, 1997)
(Section 6271, Para. (b)10 - Added by Ordinance No. 3968 - June 20, 2000)
(Sections 6273, 6274 - Amended by Ordinance No. 1483 - October 10, 1961)
(Sections 6276, 6277 - Added by Ordinance No. 4560 - May 24, 2011, certified by the
California Coastal Commission on August 8, 2012 and effective in the Coastal Zone
on September 7, 2012)