SECTION 13: "M-1" LIGHT MANUFACTURING ZONE

(Revised and reorganized by Ord. No. 2714, effective 7-17-86)

The following regulations shall apply in the "M-1" Light Manufacturing Zone unless otherwise provided in this Ordinance.

PURPOSE A.

The Light Manufacturing Zone is intended for establishments engaged in the manufacturing, assembling, packaging, treatment and processing of products other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other similar causes. (Revised by Ord. No. 2714, effective 7-17-86.)

USE B.

No building or land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses (re-designated from Subsection A to Subsection B by Ord. No. 2714, effective 7-17-86):

1. Any use permitted in the "C-3" Zone. (Renumbered from Paragraph A.1 and amended by Ord. No. 2714, effective 7-17-86.)
2. Light manufacturing establishments as follows: (NOTE: Prior to the effective date of Ord. No. 2714, the M-1 Zone contained a paragraph which permitted "any kind of 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 or similar causes." Therefore, a number of the uses described in the following list were considered to have been allowed in the M-1 Zone under the foregoing provision even though they were not specifically identified until the adoption of Ordinance No. 2714.)
   - **Assembly of typewriters, business machines, computers, and similar mechanical equipment****
   - **Assembly of electric appliances such as lighting fixtures, irons, fans, toasters and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances****
   - **Assembly of small electrical equipment** such as home and television receivers**
   - **Assembly of aircraft, automobiles and boats***
   - **Automobile dismantling** and used parts storage when operated or maintained wholly within a building*
   - **Compounding and packaging of cosmetics, perfumes, drugs, pharmaceuticals and toiletries**, including soap manufacture using a cold mix process*
   - **Food processing, packaging, canning and storage**, including dairy products, fruits, nuts, vegetables, blended foods, candies, non-alcoholic beverages, preserves, bakery goods and frozen foods; but excluding dehydrating of aromatic vegetables and spices, olive processing, vinegar manufacturing by fermentation, pickle manufacturing, sauerkraut manufacturing, livestock feed manufacturing and processing, fertilizer manufacturing, butchering, slaughtering, eviscerating, skinning and fat rendering*
   - **Manufacture of scientific**, medical, dental and drafting instruments, orthopedic and medical appliances, cameras and photographic equipment except film, electronic

equipment, musical instruments, precision instruments, optical goods, watches and clocks**

- **Manufacture of ceramic products**, such as pottery, figurines and small glazed tile**
- **Manufacture and assembly of electrical supplies** such as coils, condensers, crystal holders, insulation, lamps, switches and wire and cable assembly**
- **Manufacture and assembling of jewelry, watches, clocks, precision instruments, bottles and other glass products** which are made from previously prepared materials**
- **Manufacture of leather goods, paper products, pens, pencils and artist supplies** when such goods, products and supplies are made from previously prepared materials**
- **Manufacture of cutlery, hardware, hand tools and furniture; metal stamping and extrusion of small products** such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils**
- **Manufacturing, assembling, compounding, packaging and processing of articles or merchandise** from the following previously prepared materials; asbestos, bone, canvas, cellophane, cellulose, cloth, cork, feathers, felt, fiber and synthetic fiber, fur, glass, hair, horn, leather, paint (not employing a boiling process), paper, plastics, precious or semi-precious metals or stones, rubber and synthetic rubber, shell, straw, textiles, tobacco and wood**
- **Manufacturing of containers** from previously prepared materials when such process does not include enameling, lacquering, rubber coating or electric plating**
- **Manufacture and maintenance of electric and neon signs, billboards and commercial advertising structures***
- **Motion picture studio**
- **Prefabricated buildings and mobilehome manufacture****
- **Public utility structure***
- **Public Works maintenance facilities***
- **Textile manufacture**
- **Transfer facilities** limited to assemblage and temporary storage of glass, metal and plastic beverage containers collected at recycling collection centers for transport to other sites for recycling, processing, manufacture or treatment. (Added by Ord. No. 2901, effective 11-2-89.)
- **Wholesale meat cutting, canning and packing**, provided there shall be no bovine or other large animal slaughtering, fat rendering or smoke curing*

3. Similar uses when determined in the manner prescribed in Section 15, Subsection A USE, Paragraph 1, Subparagraph b. (Added by Ord. No. 2714, effective 7-17-86.)
4. **Accessory buildings and uses** customarily incident to any of the above uses when located on the same lot. (Renumbered from Paragraph A.44 by Ord. No. 2714, effective 7-17-86.)
5. Outdoor advertising display **signs**, including off-site signs, in conformance with this Section and Section 15. (Added by Ord. No. 2714, effective 7-17-86.)
6. **Mobilehome or recreation vehicle** for use by caretaker or night watchman of a manufacturing use when located on the same lot or parcel as the manufacturing use or a lot contiguous to the lot on which the manufacturing use is located. (Added by Ord.

No. 2299, effective 1-17-80; renumbered from Paragraph A.30.5 and amended by Ord. No. 2714, effective 7-17-86.)

7. Agricultural uses as follows:
   - **Growing and harvesting of field crops, fruit and nut trees, vines, vegetables, horticultural specialties and timber**, and the operation of plant nurseries and greenhouses for producing trees, vines and other horticultural stock. (Added by Ord. No. 1195, effective 2-22-68; renumbered from Paragraph A.45 by Ord. No. 2714, effective 7-17-86.)
   - **The raising of poultry** up to a maximum of three (3) birds for each one thousand three hundred (1,300) square feet in the entire property, and not to exceed a total of one hundred (100) birds in all, unless a Use Permit has been secured as required under Subsection C of this Section. (Added by Ord. No.1195 effective 2-22-68; renumbered from Paragraph A.46 and amended by Ord. No. 2714, effective 7-17-86.)
   - **The raising of rabbits and other similar fur-bearing animals**. The maximum number of mature animals allowed on any parcel shall not exceed sixty (60) unless a Use Permit has been secured as required under Subsection C of this Section.
   - **Any offspring of the animals allowed under this paragraph may remain on the property until they reach the normal age for weaning**. (Added by Ord. No. 1195, effective 2-22-68; renumbered from Paragraph A.46 and amended by Ord. No. 2714, effective 7-17-86.)
   - **The raising of sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds**. The total number of such animals shall not exceed two (2) mature animals for each acre in the entire property, and not exceed a total of twenty-five (25) animals in all. Any offspring of the animals allowed under this paragraph may remain until they reach the normal age for weaning. (Added by Ord. No. 1195, effective 2-22-68; renumbered from Paragraph A.47 and amended. No. 2714, effective 7-17-86.)

* Amended by Ord. No. 2714, effective 7-17-86
** Added by Ord. No. 2714, effective 7-17-86

USES REQUIRING A SPECIAL USE PERMIT C.

Because of the consideration of smoke, fumes, dust, odor, vibrations and other hazards, the following uses shall be permitted in the "M-1" Zone only if a Special Use Permit has been approved in the manner provided in Section 16, Part II B. (Subsection C revised by Ord. No. 2714, effective 7-17-86.)

1. Manufacturing and industrial uses as follows (added by Ord. No. 2714, effective 7-17-86, amended by Ord. No.3182, effective 4-24-97):
   - **Concrete and concrete products manufacture**
   - **Battery manufacture**
   - **Planing mills**
   - **Poultry and rabbit slaughter**
   - **Asphalt manufacture or refining**

2. Similar uses when determined in the manner prescribed in Section 15, Subsection A, USE, Paragraph 1, Subparagraph b. (Added by Ord. No. 2714, effective 7-17-86.)
3. **Additional uses** which are permitted in the "M-1" Zone only if a Special Use Permit has been approved as set forth in Section 16, Part II. B. (Added by Ord. No. 2714, effective 7-17-86.)

DEVELOPMENT STANDARDS D.

1. Use conditions: No building or portion thereof shall be erected, structurally altered, converted or used for any use permitted in the "R-3" Zone. (Renumbered from Subsection A and amended by Ord. No. 2714, effective 7-17-86.)
2. Height: No building or structure hereafter erected or structurally altered shall exceed six (6) stories or seventy-five (75) feet to uppermost part of roof. (Renumbered from Subsection B and amended by Ord. No. 2714, effective 7-17-86.)
3. Front yard: There shall be a front yard of not less than ten (10) percent of the depth of the lot, provided such front yard need not exceed ten (10) feet, except, where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established. (Added by Ord. No. 2714, effective 7-17-86.)
4. Side yard: Where a lot abuts upon the side of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a side yard of not less than five (5) feet. Where a reversed corner lot rears upon a lot in any "R" Zone, the side yard on the street side of the reversed corner lot shall be not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot. In all other cases, a side yard for a commercial building shall not be required. (Added by Ord. No. 2714, effective 7-17-86.)
5. Rear yard: Where a lot abuts upon the rear of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a rear yard of not less than fifteen (15) feet. In all other cases, a rear yard for a commercial building shall not be required. (Added by Ord. No. 2714, effective 7-17-86.)
6. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however, that where a lot has less area than herein required and was of record at the time this paragraph became effective, said lot may be occupied by not more than one (1) main building subject to the provisions of this Section. (Added by Ord. No. 2714, effective 7-17-86.)
7. Parking and loading: Off-street parking and loading space shall be required in conformance with Section 15. (Renumbered from Paragraph A.45 and A.46 and amended by Ord. No. 2714, effective 7-17-86.)
8. Outdoor advertising display signs: No requirements. (Added by Ord. No. 2714, effective 7-17-86.)
9. Fences, walls and screening: Where the side or rear lot line of a site adjoins or is located across an alley from any "R" Zone (R-1, R-A, R-O, R-2 or R-3) there shall be a solid wall, fence or equivalent landscape screening at least six (6) feet in height located along the common lot line, except in a required front or side yard. Open storage of materials and equipment shall be permitted only with an area surrounded and screened by a solid wall

or fence or compact evergreen hedge (with solid gates where necessary), and not less than six (6) feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence or hedge. Fulfillment of the requirements of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable building and zoning regulations and which were existing in the M-1 Zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of the property is approved by the County. (Added by Ord. No. 2714, effective 7-17-86.)

E. (Rescinded by Ord. No. 2714, effective 7-17-86.)

F. (Rescinded by Ord. No. 2714, effective 7-17-86.)