

## **ARTICLE 13      LIGHT MANUFACTURING (M-1 ZONE)**

### **13.01 PURPOSE**

To encourage sound industrial development in the city by providing and protecting an environment exclusively for such development, subject to regulations necessary to insure the purity of the air and water in the San Jacinto Valley area, and the protection of nearby residential, commercial and industrial uses of the lands from hazards and from noise or other related disturbances.

### **13.02 PERMITTED USES**

1. Any use permitted in the C-2 Zone.
2. Any kind of light 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 other similar causes.
3. Wholesale business, storage buildings and warehouses.
4. Bakery.
5. Bottling Plant.
6. Building Material Storage Yard.
7. Cabinet shop or furniture manufacture.
8. Carpet cleaning Plant.
9. Cleaning and dyeing plant.
10. Contractor's plant or storage yard.
11. Creamery.
12. Dairy products manufacture.
13. Draying, freighting or trucking yard or terminal.
14. Electric or neon sign manufacture.
15. Electronic Instrument manufacturing.
16. Equipment; rental, sale and storage of.
17. Feed and fuel sales yard.
18. Food products manufacture.
19. Flour mill.
20. Garment Manufacture.
21. Ice and cold storage plant.
22. Laboratory; experimental, motion picture, testing.
23. Laundry.
24. Machine Shops.
25. Lumber Yard.
26. Paint mixing (not employing a boiling process).
27. Rubber, fabrication of products made from finished rubber.
28. Sheet metal shop.
29. Shoe manufacture.
30. Soap manufacturer (cold mix only).
31. Textile manufacture.
32. Tire rebuilding, recapping and re-treading.
33. Tow Truck Dispatch
34. Toy Manufacture.
35. Truck repairing and overhauling.
36. Accessory building and uses customarily incidental to any of the above uses when located on the same lot.

37. Other uses as are substantially comparable to the foregoing uses, and which, in the opinion of the Planning Commission, by Resolution duly adopted, approving such use for this classification subject to the provisions of Article 15, commencing at Section 15.00, relating to off-street parking and loading requirements.

### **13.03 ACCESSORY USES**

The following are the accessory uses permitted in an M-1 Zone.

1. Signs complying with the applicable regulations set forth in the City Codes and Ordinances, regulating the same.
2. Incidental services, such as restaurants to serve employees, when conducted within an integral part of a main structure and without any exterior display or advertising signs.
3. Other accessory uses and buildings customarily appurtenant to a permitted use.

### **13.04 CONDITIONAL USES**

The following are conditional uses permitted with Planning Commission approval in an M-1 Zone:

1. Residential uses, when such residential uses shall be necessary for the primary and principal purpose of guarding, watching or caretaking of industrial plants or installations located upon the same premises.
2. Aircraft parts factory (no foundry permitted).
3. Automobile assembly, body and fender works, dismantling and used parts storage when operated or maintained wholly within a building.
4. Blacksmith shop.
5. Boat building, except shipbuilding.
6. Breweries or distilleries of liquors; perfume or vinegar manufacture.
7. Citrus packing and shipping plants.
8. Public utility service yards, or electrical receiving and/or transforming stations.
9. Motion picture studios.
10. Outdoor advertising, sign boards or structures.
11. Poultry slaughterhouses; except slag piles.
12. Stone monument works.
13. Storage space for transit and transportation equipment except freight classification yard.
14. Mini Storage Facilities:

#### Plans required

A plot plan showing the dimensions, legal description, access and parking layout, grade, drainage, lighting, landscaping and abutting land use in respect to the off-street parking area and such other information as shall be required shall be submitted in duplicate to the Planning Department with each application for a building or land use permit.

#### Development Criteria:

- A. No commercial activities shall be permitted on any portion of the lot or parcels.
- B. A caretaker's quarters may be permitted for occupancy by adults only
- C. Perimeter fencing:
  1. Solid on non-street property lines and sides.
  2. 50% visibility on street frontages.
  3. Shall not be of sheet metal material.

- D. Buildings shall be permanent structures only. Sheet metal sheds shall not be permitted. There shall be at least 25 feet between separate buildings.
  - E. Storage units shall:
    - 1. Be self contained;
    - 2. Be well ventilated;
    - 3. Have lockable "man" doors;
    - 4. Be of fire resistive material;
    - 5. Have 12 foot high ceilings;
  - F. Circulation traffic aisles shall be a minimum of 25 feet wide.
  - G. Permanent landscaping shall be provided in the (5) five feet nearest a street.
15. Concrete Batch Plant
16. Any other use not otherwise listed in this article, which is determined by the Commission to be of the same general character as the above uses.

### **13.05 BUILDING HEIGHT**

No building hereafter erected or structurally altered shall exceed four (4) stories or fifty-five (55) feet in height; provided, however, that within two-hundred (200) feet of any R Zone or an R Zone designated for future residential use in the general plan, no structure shall exceed either two and one-half (2-1/2) stories or thirty-five (35) feet in height; provided further, that before the construction of any structure which exceeds thirty-five (35) feet in height is authorized, the Planning Department must make a finding that any such excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated. Hearings and appeals regarding such determinations shall be conducted pursuant to the procedure established in Article 17 of the Zoning Ordinance, to the extent applicable.

### **13.06 LOT AREA AND DIMENSION REQUIREMENTS**

- 1. Lot area--minimum requirement: eight thousand (8,000) square feet.
- 2. Lot width--minimum requirement: fifty (50) feet.
- 3. Lot depth--minimum requirement: one hundred (100) feet.

### **13.07 YARD REQUIREMENTS**

The following minimum requirements shall be observed, except where increased for conditional uses. The minimum requirements shall be one of the following for the M-1 Zone Classifications as designated on the zoning map:

- 1. Front yard: 10 feet for landscaping purposes.
- 2. Side yard: None required except where abutting a residential zone, when the minimum side yard of ten (10) feet shall be required, landscape requirements.
- 3. Rear yard: None required, except where abutting a residential zone, when the minimum rear yard of fifteen (15) feet shall be required, landscape requirements. (Landscape requirements subject to Planning Commission approval prior to the granting of an occupancy certificate.)

### **13.08 DISPLAY AND STORAGE OF MERCHANDISE**

All uses shall be conducted within a building except that outdoor storage incidental to a permitted use or conditional use shall be permitted only if screened by a solid masonry wall not less than six (6) ft. in height.

In no case shall the material to be stored or displayed exceed the height of the wall. Uses that are customarily conducted in the open, such as drive-in restaurants, gas stations, and horticultural nurseries may be permitted provided a site plan has been approved by the Planning Director.

### **13.09 LIMITATIONS ON PERMITTED USES**

1. Adult Oriented Businesses. Adult Oriented Businesses shall only be established in conformance with provisions of Article 14F of the Ordinance.

ORDINANCE NO. 431, ADOPTED 10-11-66, ORDINANCE NO. 461, ADOPTED 06-04-68  
ORDINANCE NO. 620, ADOPTED 04-04-78, ORDINANCE NO. 723, ADOPTED 05-04-82  
ORDINANCE NO. 755, ADOPTED 07-19-83, ORDINANCE NO. 909, ADOPTED 06-19-90  
ORDINANCE NO. 1040, ADOPTED 08-20-97