

Article 4. - Manufacturing/Business Districts

Sec. 9-2.401. - Purpose.

- (a) The specific purposes of the "Manufacturing/Business" Districts are to:
 - (1) Provide for large and small-scale businesses involved in manufacturing, distribution or services.
 - (2) Provide appropriate areas of the city where employment uses can locate and operate without significant conflicts with other land uses.
 - (3) Strengthen the City's economic base and provide employment opportunities for residents of the City.
 - (4) Ensure the provision of services and facilities needed to accommodate planned population densities.
- (b) Additional purposes of each "Manufacturing/Business" District:
 - (1) MBL Light Manufacturing/Business. To provide areas for a mix of light industrial, secondary office, bulk retail, and service uses. This district allows for uses such as, warehouse, mini-storage, research and development, wholesale, bulk retail, and office space with limited customer access. This district also allows for other uses, such as commercial recreation, distribution centers, or other uses that require large, warehouse-style buildings. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses.
 - (2) MBH Heavy Manufacturing/Business. To provide areas for businesses which have the potential to create adverse visual, noise, or other impacts to adjoining public and residential properties. This district allows for uses such as warehousing, manufacturing, food processing, distribution, with support commercial services and ancillary office space. No retail uses are allowed.

([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-2.402. - Land use regulations.

- (a) Table 2.7 below prescribes the land use regulations for "Commercial" Districts. The regulations for each district are established by letter designations as follows:
 - (1) "Yes" designates permitted uses.
 - (2) "CUP" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.
 - (3) "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
 - (4) "No" designates uses that are not permitted.
- (b) Land use classifications are defined in Chapter 1, Article 2 "Definitions" of this title. In cases where a proposed specific land use or activity is not defined, an application shall be made to the Community Development Director, and the Planning Commission shall approve or deny the assignment of the proposed land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this chapter.

Table 2.7: Land Use Regulations - Manufacturing/Business Districts

Use Classifications	MBL	MBH	Additional Regulations
Public and Semi-Public Uses			
Cultural Institutions	Yes	No	
Instructional Services	Yes	No	
Schools, Public or Private	Yes	No	
Commercial Uses			
Adult Oriented Businesses	Yes(1)	No	Section 9-5.102, Adult Oriented Businesses
Aircraft Sales, Services, Storage	No	Yes	
Animal Care, Sales and Services	See subclassifications below		
Kennels	CUP	CUP	
Veterinary Services	Yes	Yes	
Automobile/Vehicle Sales and Services	See subclassifications below		
Automobile/Vehicle Repair, Major	Yes	Yes	Section 9-5.106, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Repair, Minor	Yes	Yes	Section 9-5.106, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Washing	Yes	Yes	Section 9-5.107, Auto Service Stations and Car Washing
Large Vehicle and Equipment Sales, Service and Rental	CUP	Yes	
Towing and Impound	No	Yes	
Banks and Financial Institutions	See subclassifications below		

Banks and Credit Unions	Yes	No	
Check Cashing Businesses	Yes	No	
Building Materials and Services	Yes	Yes	
Business Services	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Eating and Drinking Establishments	See subclassifications below		
Coffee Shops/Cafes	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Restaurants	Yes	No	Section 9-5.103, Alcoholic Beverage Sales (MBL) Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Food and Beverage Retail Sales	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Funeral Parlors and Mortuaries	Yes	No	
Light Fleet Based Services	Yes	No	
Maintenance and Repair Services	Yes	Yes	
Offices	Yes	Yes(2)	(MBH) Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.

Parking, Public or Private	Yes	Yes	
Personal Services	Yes	No	
Retail Sales	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Retail Sales, Cannabis	CUP	NO	Section 9-5.129, Cannabis Retail Facilities
Swap Meet	CUP	No	Section 9-5.124, Swap Meets
Wholesaling and Distribution	Yes	Yes	
Industrial Uses			
Construction and Material Yards	Yes	Yes	
Handicraft/Custom Manufacturing	Yes	Yes	
Industry, General	No	Yes	
Alcohol Manufacture	No	CUP	(MBH) Alcohol manufacture must be located more than 500 feet from the nearest residential, or commercial zoning designation as shown on the Official Zoning Map.
Hazardous Waste Management Facilities	No	CUP	(MBH) On-site hazardous waste management facilities must be accessory and incidental to a primary use.
Manufacture, processing, or treatment of materials which may be obnoxious, offensive or hazardous to health and safety of persons and property	No	CUP	
Industry, Limited	YES	NO	Section 9-5.128, Cannabis Cultivation, Manufacturing, Testing, and Distribution

Recycling Facilities	See subclassifications below		
Recycling Collection Facility	Yes	No	Section 9-5.119, Recycling Facilities
Recycling Processing Facility	Yes	No	Section 9-5.119, Recycling Facilities
Salvaging and Wrecking	Yes	No	
Warehousing and Storage	See subclassifications below		
Chemical, Mineral, and Explosives Storage	CUP	CUP	
Indoor Warehousing and Storage	Yes	Yes	
Outdoor Storage	Yes	Yes	Outdoor storage shall be incidental to a primary use, limited to 6,000 square feet and completely screened from public view by a six (6) foot high solid fence.
Personal Storage	Yes	No	Section 9-5.118, Personal Storage Facilities
Transportation, Communication, and Utilities Uses			
Freight/Truck Terminals and Warehouses	Yes	Yes	
Telecommunication Facilities	See subclassifications below		
Modifications to existing Antenna and Transmission Facilities	Yes	Yes	Section 9-5.125, Telecommunication Facilities
New Antenna and Transmission Facilities	CUP	CUP	Section 9-5.125, Telecommunication Facilities
Facilities within Buildings (6)	CUP	CUP	
Transportation Passenger Terminals	Yes	Yes	
Utilities, Major	Yes	Yes	

Solid Waste Collection, Treatment, and Disposal	No	CUP	
Utilities, Minor	Yes	Yes	
Agriculture and Extractive Uses			
Crop Cultivation	YES	YES	Section 9-5-128, Cannabis Cultivation, Manufacturing, Testing, and Distribution
Solar Farms	Yes	Yes	Section 9-5.123, Solar Power generating facilities
Resource Extraction activities; Mining and Quarrying	CUP	CUP	Only in areas designated as Resource Extraction Overlay in the General Plan (Chapter 3, Article 6, Resource Extraction Overlay District)
Other Applicable Types			
Accessory Uses and Structures	Yes	Yes	Section 9-5.101, Accessory Uses and Structures
Caretaker Unit	Yes(2)	Yes(2)	
Emergency Shelters	Yes	Yes	Section 9-5.109, Emergency Shelters
Nonconforming Use	Chapter 6, Article 2, Nonconforming Uses, Structures, and Lots		
Temporary Use	See subclassifications below		
Seasonal Outdoor Sales from three to seven days (3)	Temporary Use Permits required	Section 9-5.126, Temporary Uses	
Long Term Special Events and Sales lasting eight days to three months			
All other Temporary Uses			
Specific Limitations:			
1. Adult-oriented businesses are allowed only along West Elm Avenue, between Lucille Avenue and Firestone Avenue, and must be at least 800 feet from the nearest Residential Zoning District. The subject			

parcels exclude a 0.42 acre site owned and operated by the City.

2. Limited to one dwelling for a caretaker or watchperson and his or her immediate family, necessary and incidental to a use located in such zone, one dwelling for agricultural employees employed on such property for more than half of each year, when situated on farms or ranches containing not less than 10 (ten) acres, and one dwelling for the owner of property used primarily for agricultural purposes located in such zone, when situated on a farm or ranch containing not less than five (5) acres.

3. Seasonal outdoor sales that last for less than three (3) consecutive days do not require permits.

([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014; [Ord. No. 804](#), § 2, eff. 2-3-2018)

Sec. 9-2.403. - Development regulations.

(a) *Base development regulations.* Table 2.8 below prescribes the development standards for the Manufacturing/Business Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this chapter, while individual letters refer to subsections that directly follow the table.

Table 2.8: Development Regulations - Manufacturing/Business Districts			
Standard	MBL	MBH	Additional Standards
Lot and Density Standards			
Minimum Lot Area (s.f.)	5,000 s.f.	10,000 s.f.	Section 2. Additional Development Standards
Minimum Lot Width (ft.)	50 ft.	100 ft.	
Minimum Lot Depth (ft.)	75 ft.	75 ft.	
Building Form and Location			
Minimum Yards			
Front (ft.)	0 ft.	0 ft.	Section 2. Additional Development Standards, and Section 9-4.201, Building Projections into Yards
Interior Side (ft.)	0 ft.	0 ft.	

Street Side (ft.)	0 ft.	0 ft.	
Rear (ft.)	0 ft.	0 ft.	
Maximum Height	75 ft.	75 ft.	Section 2. Additional Development Standards, and Section 9-4.205, Heights and Height Exceptions

(b) *Additional development standards.*

- (1) *Exceptions to minimum lot size, width, and depth.* An exception to the minimum lot size, width and depth may be allowed with a Conditional Use Permit if a master plan for the site is submitted concurrently with the subdivision application. The plan shall indicate proposed land uses, building footprints, driveways, fire lanes, parking areas, landscaped areas, buffer yards, and other site features. The City Council must find that the proposed subdivision will create lots that are adequately sized, shaped, and oriented to meet or exceed all requirements for yards, buffer yards, parking, landscaping, fire lanes, and other requirements of this title.

(2) *Transitional standards.*

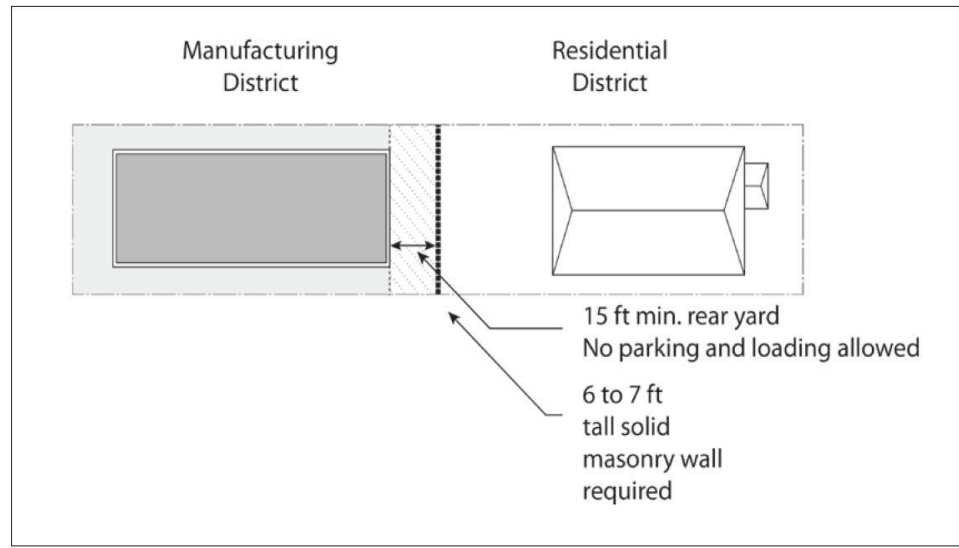
a. *Height.*

1. The maximum height within forty (40) feet of a Residential district boundary is thirty-five (35) feet. The maximum height within fifty (50) feet of a Residential district boundary is forty (40) feet.
2. Buildings exceeding thirty-five (35) feet in height must be set back or stepped back one foot from the required interior side and rear setback lines for every foot of height above thirty-five (35) feet.

b. *Fences and yards.* Where a site in a Manufacturing/Business district is adjacent to a Residential district, a solid masonry wall not less than six (6) feet nor more than seven (7) feet in height shall be erected along such property line, as follows:

1. Where the district boundary is at a rear lot line that is not on a right-of-way line, the wall shall be on that line. No parking and loading is allowed in the rear yard. Outdoor storage may be allowed within the rear yard, provided that it is screened from public view.

Figure 2.13



2. Where the district boundary is on a side lot line that is not on a right-of-way line, the required wall shall be on, or parallel with, such side lot line. Such wall shall be reduced in height to three (3) feet when next to the required front yard of the adjacent residential district. No parking and loading is allowed in the side and front yard adjacent to the Residential district. Outdoor storage may be allowed within the side yard that is adjacent to the Residential district, provided that it is screened from public view.

Figure 2.14

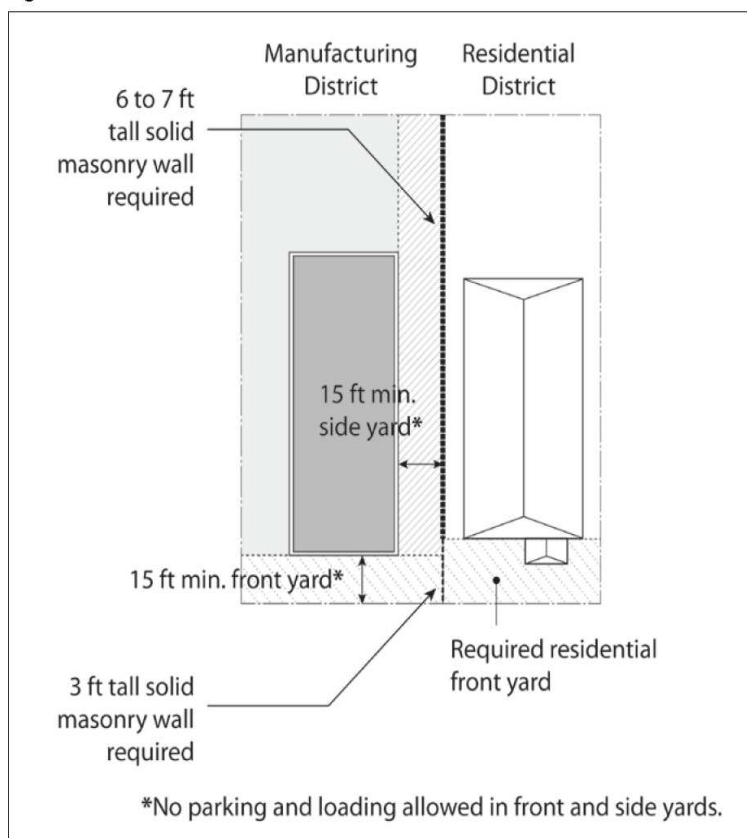
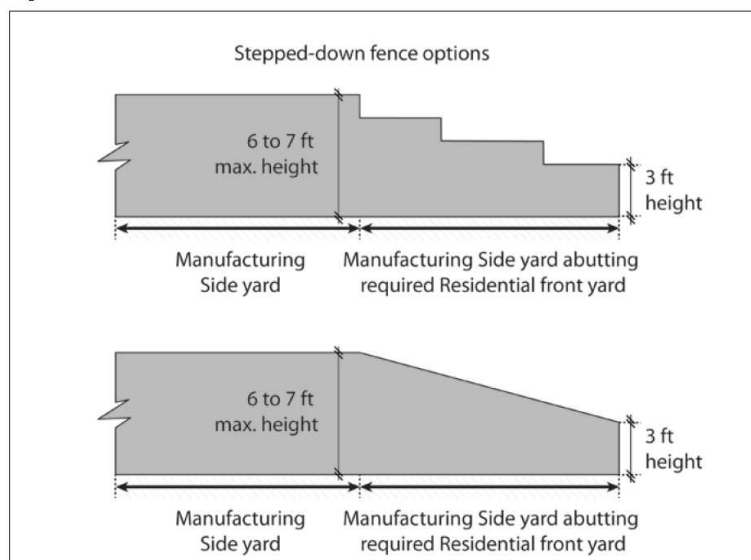


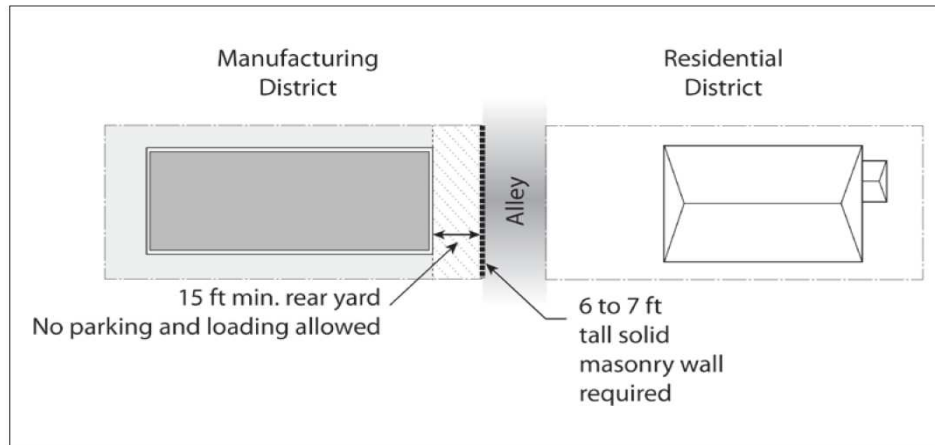
Figure 2.15



3. If the district boundary is an alley, the wall shall be along the length of the commercial property line against the alley. No driveway openings are allowed into the alley. A fifteen (15) foot rear yard setback is required between the building and the property

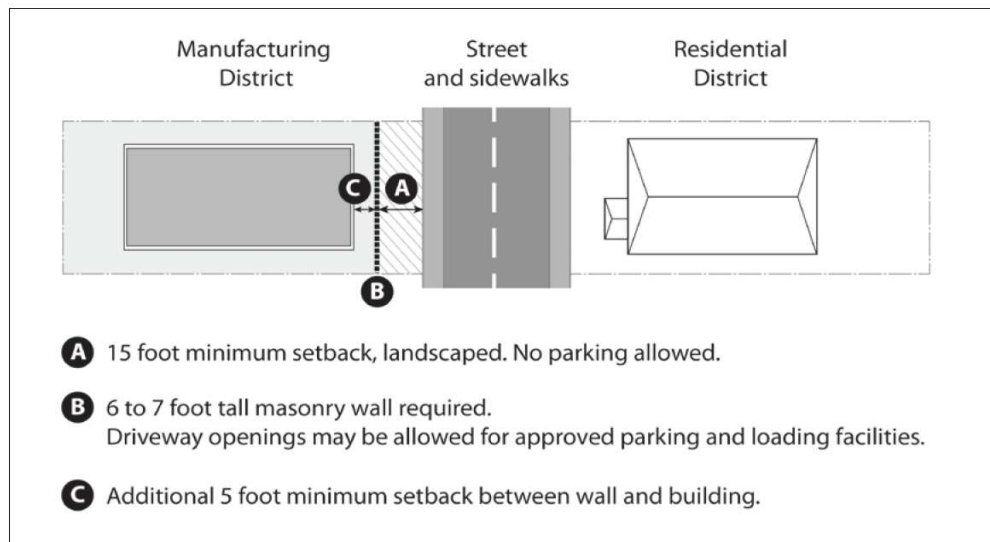
line. No parking and loading is allowed in the rear yard. Outdoor storage may be allowed in the rear yard, provided that it is screened from public view.

Figure 2.16



4. Exception: If the district boundary is a street, any wall constructed along such street shall be set back from the property line a distance of five (5) feet. Such walls may include solid masonry walls of three (3) feet in height, or open decorative fences between six (6) and seven (7) feet in height provided that landscaping of minimum three (3) feet height is in place at the start of operations. Chain link fences are not allowed. The space between the wall and the property line shall be landscaped and maintained; no parking and no outdoor storage shall be allowed. Outdoor storage may be allowed within the setback, provided that it is screened from public view. Driveway openings may be allowed into the street for approved parking and loading facilities. Structures shall be set back at least an additional five (5) feet from the wall. Outdoor storage is allowed within the setback between the wall and the structure, provided that it is screened from public view.

Figure 2.17



- (3) *Increased yard for certain institutional uses.* Any building erected or used for a school, government, or other institutional use mentioned elsewhere in this title, shall be located at least fifteen (15) feet from a Residential district, notwithstanding any lesser requirement in the district

where located, provided such building shall not be required to be located more than five (5) feet from any lot line adjacent to any alley. The Community Development Director may waive this requirement for accessory buildings to provide reasonable accommodation.

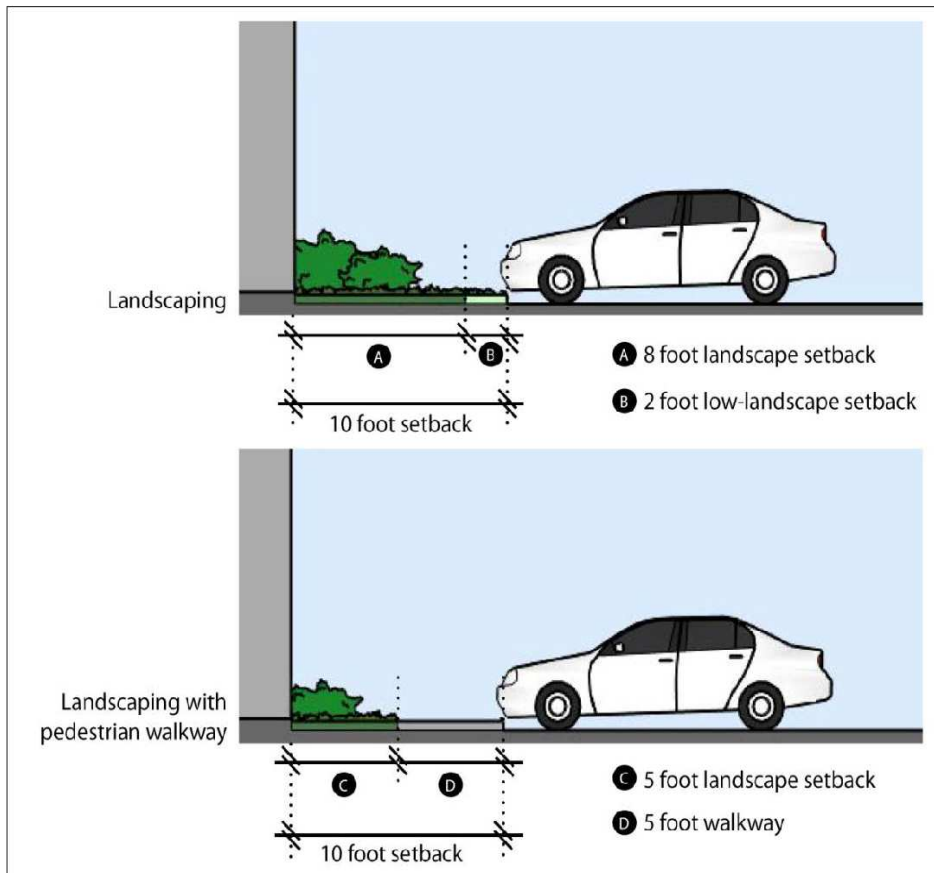
([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-2.404. - Supplemental regulations.

(a) *Setback and screening requirements.*

- (1) *Setback and screening from highways.* Any site in a Manufacturing/Business district that is fully or partially located within 200 feet of a state highway shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. At least two (2) fifteen (15) gallon trees shall be provided for every twenty-five (25) feet of site frontage toward the highway.
- (2) *Parking setback and screening from public right-of-way.* The following requirements apply to frontages on arterial or collector streets:
 - a. *Landscaped setback of parking from right-of-way.* Any parking area located between a building and right-of-way must be set back a minimum of fifteen (15) feet from the street-facing lot line, and the setback area must be landscaped. Two (2) feet of the landscaped setback shall be low growing plants to allow for vehicle overhang.
 - b. *Screening of parking areas.* Any parking area located between a building and right-of-way, or within fifty (50) feet of and visible from a right-of-way, must be screened by a wall or berm at least two and one-half (2.5) feet high. A screening wall meeting this requirement shall be composed of brick, stone, stucco, or other quality durable material approved by the Community Development Director, and shall include a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Community Development Director.
- (3) *Landscaped setback of parking from on-site buildings.* In the MBL districts, parking spaces must be set back at least ten (10) feet from any building wall, and the area between parking and building must be landscaped. Two (2) feet of the landscaped setback shall be low growing plants to allow for vehicle overhang. Up to five (5) feet of this required landscape area may be occupied by a paved pedestrian walkway.

Figure 2.18



(b) *Pedestrian orientation.* Pedestrian oriented design shall be provided in the MBL district according to the following standards:

- (1) *Pedestrian-oriented design.* The following design elements at ground floor street frontage level shall be incorporated into the design of the structure in order to provide pedestrian orientation.
- (2) *Articulated facades.* Buildings shall provide adequate architectural articulation and detail to avoid a bulky and "box-like" appearance. The building façade at ground floor street frontage level shall be articulated with measures such as, indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame, and projecting elements, such as awnings or marquees, to provide shade and shelter.
- (3) *Entrances.* All ground floor tenant spaces with at least twenty-five (25) feet of frontage facing a public or private street shall have at least one building entrance oriented to the adjacent street. Such an entrance shall open directly to the outside and shall not require a pedestrian to first pass through a garage, parking lot or loading area to gain access.
- (4) *Signage.* Signage shall be integrated with the design of the building and oriented and scaled to the pedestrian, where applicable.
- (5) *Other pedestrian-oriented design elements.* Other pedestrian-oriented design elements such as street furniture or other seating surfaces on private property and other design amenities scaled to the pedestrian such as awnings, drinking fountains, arcades, colonnades, plazas, non-commercial community bulletin boards, public or private art, and alternative paving materials may be provided in areas of pedestrian access. Compliance may also be demonstrated by pedestrian-oriented design elements that are provided off-site.

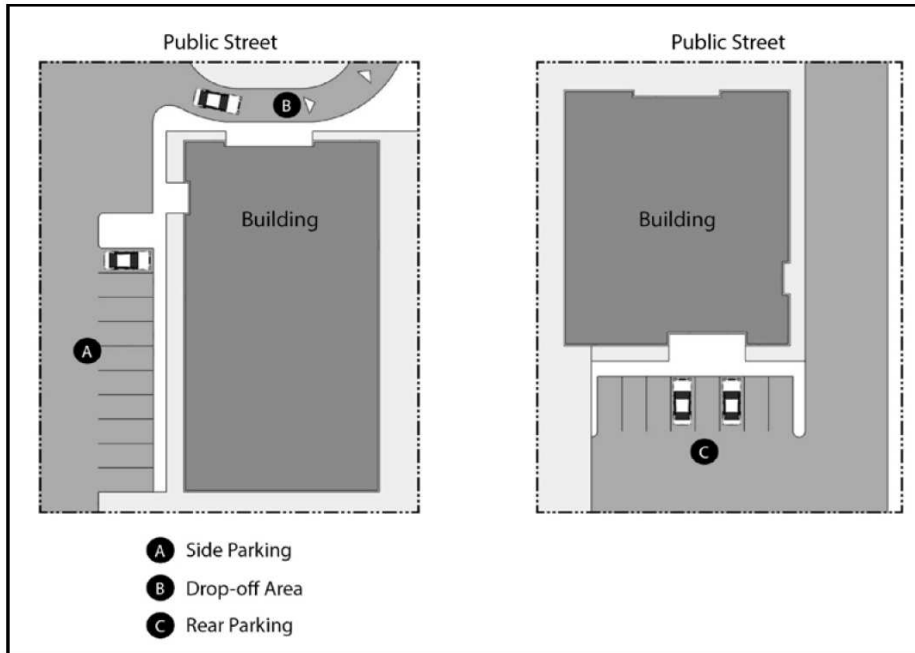
(c) *Pedestrian access.* On-site pedestrian circulation and access shall be provided according to the following standards. Pedestrian ways five (5) feet or more in width may be required:

- (1) To connect all buildings on the site to one another, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
- (2) To a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the main entry and sidewalk.
- (3) To adjoining neighborhood residential and commercial streets. These connections shall be direct, convenient, remain accessible at all times, and not be gated.
- (4) Through the middle of blocks that are more than 600 feet in length;
- (5) To connect cul-de-sac or dead-end streets;
- (6) To provide access to playgrounds, parks, schools, shopping centers, or similar community facilities; and/or
- (7) To provide access to trails or bikeways shown in the General Plan.
- (8) All outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination, of this title.
- (9) All sidewalks shall conform to the requirements of Title 7, Chapter 2, Sidewalks, Crosswalks, Curbs, Gutters and Driveways, of the Municipal Code. Street trees shall be provided per the requirements of Title 7, Chapter 3, Trees and Shrubs, of the Municipal Code.
- (10) Primary pedestrian routes and access points shall be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or another method. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four (4) inches high, bollards, or other physical barrier.

(d) *Driveway restrictions; location of parking.*

- (1) *Access.* Access shall not be provided from a residential street where alternate access is available.
- (2) *Location of parking.* Parking areas shall be located at the rear of the site or at the side of the building, except for drop-off areas which may be located at the primary entry.

Figure 2.19



([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)