

RESOLUTION NO. PC 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE AMENDING THE CAMARILLO MUNICIPAL CODE (CMC) REGARDING SELF-STORAGE FACILITIES.

The Planning Commission of the City of Camarillo resolves as follows:

SECTION 1. General Findings. The Planning Commission finds as follows:

A. The Planning Commission is authorized by Chapter 19.72 of the Camarillo Municipal Code ("CMC") to review and make recommendations on any proposed zoning-related ordinance that seeks to amend Title 19 of the CMC; and

B. The proposed Ordinance amends CMC Chapters 19.04 (Definitions), 19.27 (SC Service Commercial zone), 19.28 (L-M Limited Manufacturing Zone), 19.30 (M-1 Light Manufacturing Zone), 19.32 (M-2 General Manufacturing Zone), and 19.58 (Nonconforming Use – Nonconforming Building or Structure) concerning self-storage facilities; and

C. On November 10, 2021, the City Council initiated proceedings for the Zoning Ordinance Text Amendment by directing staff to study the issue and bring a draft Ordinance back to the Council; and

D. On April 27, 2023, the Community Development Director presented the findings of his investigation concerning the proposed zoning ordinance text amendment to the Economic Development and Land Use Committee (EDLUC) which supported the proposal going to the Planning Commission; and

E. The City reviewed this Resolution pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"). CEQA and the CEQA Guidelines are collectively referred to as "CEQA Regulations"; and

F. Notices of Public Hearing before the Planning Commission were duly given and published in the time, form, and manner as required by law; and

G. On June 6, 2023, the Planning Commission considered this Resolution. Its findings are made based on the entire administrative record including testimony and evidence presented to the Planning Commission on June 6, 2023, including, without limitation, the staff report and draft ordinance submitted by the Director of Community Development.

SECTION 2. General Plan Findings. The City's General Plan Land Use Element indicates that the industrial areas are intended for industrial parks, which create sources of employment. The General Plan further describes a substantial potential for continued industrial development, and to accommodate that market, sufficient acreage has been

set aside for industrial expansion. This industrial acreage will adequately serve the needs of the City by providing additional employment and a broader economic base for the foreseeable future. Considering all of its aspects, the proposed amendments to the CMC will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendments do not conflict or interfere with any General Plan policy or goal.

SECTION 3. Environmental Findings. The Planning Commission finds and determines that the proposed ordinance is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that the proposed ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3); and (3) the proposed ordinance, by itself, does not constitute a “project” as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378). The proposed Ordinance is for general policies and procedure-making. It can be seen with certainty that there is no possibility that the proposed Ordinance may have a significant effect on the environment.

SECTION 4. Recommendation of Approval. Based on the above findings, and after receiving evidence and testimony at a public hearing, the Planning Commission recommends approval of the proposed Ordinance, attached as Exhibit A, to the City Council.

SECTION 5. Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission’s intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 6. Limitations. The Planning Commission’s analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 8. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 9. Office of Record. The record of proceedings upon which this decision is based is located in the Community Development Department, which is the office of record for the same.

SECTION 10. The Planning Commission Chairman, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Camarillo, and the Planning Commission Secretary is directed to attest thereto.

PASSED, APPROVED AND ADOPTED on June 6, 2023, by the Planning Commission with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair

Secretary

EXHIBIT A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING THE CAMARILLO MUNICIPAL CODE REGARDING SELF-STORAGE FACILITIES

The City Council of the City of Camarillo ordains as follows:

SECTION 1. General Findings. The City Council finds as follows:

- A. The purpose of this Ordinance is to implement the goals, policies, principles, and standards of the Camarillo General Plan by regulating locations where self-storage facilities may be established, pursuant to Article 11, Section 7 of the California Constitution; and
- B. On October 13, 2021, the City Council adopted Ordinance No. 1183 establishing a temporary moratorium on any new self-storage uses in the Limited Manufacturing (L-M) and Light Manufacturing (M-1) zones for a period of 45 days; and
- C. On November 10, 2021, the City Council adopted Ordinance No. 1186 which extended the moratorium established by Ordinance No. 1183 prohibiting any new self-storage uses in the L-M and M-1 Zones for a period of 22 months and 15 days; and
- D. Camarillo Municipal Code (CMC) Chapter 19.04 does not define “self-storage facility;” and
- E. This Ordinance amends CMC Chapters 19.04 (Definitions), 19.27 (SC Service Commercial zone), 19.28 (L-M Limited Manufacturing zone), 19.30 (M-1 Light Manufacturing zone), 19.32 (M-2 General Manufacturing zone), and 19.58 (Nonconforming Use – Nonconforming Building or Structure) concerning self-storage facilities; and
- F. On June 6, 2023, the Planning Commission conducted a duly noticed public hearing to consider the proposed Ordinance and recommended to the City Council that it adopt the proposed Ordinance; and
- G. Notice of Public Hearing before the City Council was duly given and published in the time, form, and manner as required by law; and
- H. On July____, 2023, the City Council considered this Ordinance. Its findings are made based on the entire administrative record including testimony and evidence presented to the Planning Commission on June 6, 2023, and to the City Council at its July ____, 2023 public hearing, including, without limitation, the staff report submitted by the Director of Community Development.
- I. After reviewing the evidence presented, the City Council finds that the proposed ordinance is consistent with the City’s General Plan.

SECTION 2. General Plan Findings. The City's General Plan Land Use Element indicates that the industrial areas are intended for industrial parks, which create sources of employment. The General Plan further describes a substantial potential for continued industrial development, and to accommodate that market, sufficient acreage has been set aside for industrial expansion. This industrial acreage will adequately serve the needs of the City by providing additional employment and a broader economic base for the foreseeable future. Considering all of its aspects, the proposed amendments to the CMC will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendments do not conflict or interfere with any General Plan policy or goal.

SECTION 3. Environmental Review. The City Council finds and determines that this ordinance is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)); (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3); and (3) the ordinance, by itself, does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378). The Ordinance is for general policies and procedure-making. It can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 4. Amendment and Restatement of Chapters 19.04, 19.27, 19.28, 19.30, 19.32, and 19.58. Chapters 19.04, 19.27, 19.28, 19.30, 19.32, and 19.58 of the CMC is amended and restated as set forth in Exhibit A.

SECTION 5. Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6. Enforceability. Repeal of any provision of the CMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7. Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the CMC or other city ordinance by this Ordinance will be rendered void and cause such previous CMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the

remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 9. Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10. Electronic Signatures. This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 11. Execution. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Ordinance signifying its adoption by the City Council of the City of Camarillo, and the City Clerk, or duly appointed deputy, is directed to attest thereto.

SECTION 12. Effective Date. This Ordinance becomes effective on the 30th day following its passage and adoption.

SECTION 13. Publication. The City Clerk is directed to certify the adoption of this ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED _____.

Susan Santangelo, Mayor

ATTEST:

Kristy Buxkemper, City Clerk
STATE OF CALIFORNIA
COUNTY OF VENTURA
ss. CITY OF CAMARILLO

I, Kristy Buxkemper, City Clerk of the City of Camarillo, do hereby certify that the foregoing Ordinance No. _____ was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the _____ day of _____, 2023. That thereafter, said Ordinance No. _____ was duly adopted and passed at a regular meeting of the City Council on the _____ day of _____, 2023, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Kristy Buxkemper, City Clerk

EXHIBIT A

Title 19 - ZONING

- I. - INTRODUCTION AND DEFINITIONS
 - Chapter 19.04 - DEFINITIONS
 - 19.04.674 - Restaurants.
 - 19.04.675 - Rest homes.
 - 19.04.680 - Retail store.
 - 19.04.685 - Retaining wall.
 - 19.04.690 - Room.
 - 19.04.695 - Rooming unit.
 - 19.04.700 - Sanitarium.
 - 19.04.703 - Satellite dish antenna.
 - 19.04.705 - Schools, public.
 - 19.04.706 – Self-storage facility
 - 19.04.707 - Senior care.
 - 19.04.710 - Service station.
 - 19.04.715 - Setback line, front yard.
 - 19.04.716 - Sexually oriented.
 - 19.04.720 - Setback line, rear yard or side yard.
 - 19.04.723 - Single-room occupancy facility.
 - 19.04.725 - Site plan.
 - 19.04.726 - Siting.
 - 19.04.727 - Specified anatomical areas.
 - 19.04.728 - Specified sexual activities.
 - 19.04.730 - Stable, commercial or public.
 - 19.04.735 - Stable, private.
 - 19.04.737 - Reserved.

19.04.705 - Schools, public. 19.04.707 - Senior care.

- **19.04.706 - Self-Storage Facility**

“Self-Storage Facility” means a system whereby individuals rent containers or units of space within a larger facility or is an individual using a commercial facility to store possessions.

Chapter 19.27 - SC SERVICE COMMERCIAL ZONE^[3]

19.27.020 - Uses permitted under a planned development permit.

A. The following uses are permitted in the SC zone subject to the approval of a planned development permit:

- 1.Appliance service and sale facility.
- 2.Art studios/galleries.
- 3.Automotive service station and repair garages, transmission, muffler, and automobile upholstery; all storage and repair within an entirely enclosed building.
- 4.Automobile and truck sales.
- 5.Auto parts stores.
- 6.Bakery, retail and wholesale (may include ancillary outside seating).
- 7.Bookbinding.
- 8.Building materials, retail and wholesale.
- 9.Caretaker facilities as an ancillary function to self-storage facilities.
- 10.Car washes.
- 11.Catering and food services, including food preparation.
- 12.Carpet/drapery cleaning.
- 13.Carpet/drapery sales.
- 14.Coffee roasting (may include ancillary store and seating).
- 15.Dry cleaning establishments.
- 16.Electronics repair shops including sales of ancillary parts and equipment.
- 17.Feed stores (including pet sales).
- 18.Florist shops, wholesale/retail.
- 19.Ice cream and yogurt shops.
- 20.Laundry and linen service.
- 21.Locksmith shops.
- 22.Medical and dental laboratories.
- 23.Meat markets.
- 24.Metal laboratory.
- 25.Nursery plant sales and garden supply.

- 26.Offices (business and professional).
- 27.Parking lots, including parking for transit.
- 28.Photo processing.
- 29.Picture framing.
- 30.Pet shops.
- 31.Plumbing shops.
- 32.Photography studios.
- 33.Printing and publishing.
- 34.Recycling facilities, small (which do not occupy any required parking).
- 35.Rental, party and event.
- 36.Self-storage facilities
- 37.Sheet metal shops.
- 38.Shoe repair shops.
- 39.Sign manufacturing.
- 40.Soil and material laboratory.
- 41.Taxidermist.
- 42.Tire store.
- 43.Trade schools.
- 44.Upholstery and mattress shops.
- 45.Veterinary clinic (all indoors).
- 46.Warehousing and wholesaling.
- 47.Welding supplies sales and service.
- 48.Woodworking and cabinet shops.

Uses and structures that are incidental and accessory to any of the uses permitted in this zone which in the judgment of the planning commission are similar to and compatible with and no more objectionable than any of these listed uses are also permitted.

(Ord. No. 1066, § 1, 9-14-2011; Ord. No. 1099, § 4(Exh. A), 12-10-2014)

Chapter 19.28 - L-M LIMITED MANUFACTURING ZONE

19.28.040 - Uses permitted.

No building or improvements, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall a lot or premises be used until a development plan has been submitted to, and approved by, the planning commission. All such uses shall be within an enclosed building unless so stated otherwise. However, any use listed as permitted and proposed to be located in an existing structure may be approved by the planning director after the use has been reviewed and determined to be compatible. All uses shall be subject to the property development standards in Sections 19.28.070 through 19.28.300.

- A. Administrative or executive offices of a business or industrial establishment; such as the following:
 - 1.Regional insurance offices,
 - 2.Engineers, architects, planners,
 - 3.Corporate headquarters,
 - 4.Escrow and real estate companies,
 - 5.Advertising agencies,
 - 6.Governmental facilities,
 - 7.Employment agencies,
 - 8.Printing, duplicating and secretarial facilities;
- B. Agricultural purposes and uses accessory thereto, but no poultry or animals shall be raised or kept on said lot or parcel;
- C. Manufacture, processing, blending, and packaging of food and kindred products, such as the following:
 - 1.Confectionery products,
 - 2.Cereal breakfast foods,
 - 3.Bakery products,
 - 4.Drugs,
 - 5.Paste products,
 - 6.Fruits and vegetables,
 - 7.Beverages (except fermenting and distilling),
 - 8.Pharmaceuticals,
 - 9.Perfumes, toiletries,

- 10.Prepared food specialties,
 - 11.Dehydrated and instant foods,
 - 12.Extracts, spices and dressings and similar products;
- D. Manufacture, processing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, such as the following:
- 1.Asbestos,
 - 2.Bristles,
 - 3.Bone,
 - 4.Canvas,
 - 5.Cellophane and similar synthetics,
 - 6.Chalk,
 - 7.Clay (pulverized only, with gas or electric kilns),
 - 8.Cloth,
 - 9.Cork,
 - 10.Feathers,
 - 11.Felt,
 - 12.Fibre,
 - 13.Fur,
 - 14.Glass (including glass finishing),
 - 15.Graphite,
 - 16.Hair,
 - 17.Horn,
 - 18.Leather,
 - 19.Paints (except boiling processes),
 - 20.Paper,
 - 21.Paraffin,
 - 22.Plastics and resins,
 - 23.Precious or semiprecious metals or stones,
 - 24.Putty,

- 25.Pumice,
- 26.Rubber,
- 27.Shell,
- 28.Textiles,
- 29.Tobacco,
- 30.Wire,
- 31.Wood,
- 32.Wool and yarn;
- E. Manufacturing activities, precision machine shops for producing parts, accessories, assemblies, systems, engines, major components, and whole electronic or electrical devices, automobiles, aircraft, missiles, aerospace, or underwater vehicles, or similar products, but specifically excluding explosive fuels and propellants;
- F. Manufacture, processing, assembling and packaging of precision components and products, such as precision machine shops for products such as:
 - 1.Radio and television equipment,
 - 2.Business machine equipment,
 - 3.Home appliances,
 - 4.Scientific, optical, medical, dental,
 - 5.Phonograph records and prerecorded audiovisual tape,
 - 6.Measurement and control devices,
 - 7.Sound equipment and supplies, personal accessories, and products of similar character;
- G. Warehousing and distribution facilities; and the storage of goods or products, except self-storage facilities, storage of all vehicles, and those goods or products specifically described as permitted to be stored only as conditional uses in M-2 districts shall be prohibited;
- H. Manufacturing, assembly and repairing of products, components, devices, equipment,
- I. systems and parts such as, but not limited to, the following examples:
 - 1.Ceramic products, but not including bricks or building drain or conduit tile,
 - 2.Communication transmission and reception equipment,
 - 3.Control equipment and systems,
 - 4.Data processing equipment and systems,
 - 5.Electrical appliances,
 - 6.Electronic instruments, devices and components,

7. Glass edging, beveling and silvering,
 8. Graphics and art equipment,
 9. Guidance equipment and systems,
 10. Jewelry, including products from precious or semi-precious stones or metals,
 11. Medical or dental equipment,
 12. Metering instruments,
 13. Optical devices, equipment and systems,
 14. Photographic equipment and supplies,
 15. Radar, infrared and ultraviolet equipment and systems,
 16. Radios, phonographs and televisions, including small parts, such as coils, tubes and semiconductors,
 17. Scientific and mechanical instruments or precision machine shop,
 18. Testing equipment;
- J. Similar Uses. The city council with the advice of the city planning commission may from time to time review and expand the uses permitted if found to be compatible with the intent and purpose and other principally permitted uses set forth in this zone;
- K. Ancillary Uses. Uses customarily incidental to any permitted uses, provided such activities and facilities are located on the same premises on which are located the uses to which these are ancillary. Ancillary buildings shall be permitted, provided no ancillary buildings shall be located within the setback areas required by this zone. Such ancillary uses and facilities may be included, but are not limited to the following:
1. Employee cafeteria or eating establishment,
 2. Employee recreational activities and facilities,
 3. Radio and microwave transmission facilities,
 4. Visitor and employee parking,
 5. Waiting structures for bus and taxi passengers,
 6. One dwelling unit which shall be occupied by the superintendent and his family, or by a caretaker and his family,
 7. Other similar uses which the city council, with the advice of the city planning commission, shall from time to time determine to be ancillary to the permitted uses;
- L. Uses and structures which are incidental or ancillary to any of the uses permitted in this zone including retail sales on premises not exceeding thirty percent of the gross sales per year of products produced, distributed, manufactured or processed on the premises. That portion of the area devoted to retail activity shall provide parking in accordance with the

general commercial zone standards. In the case of business operations which are permitted in the L-M zone as distribution facilities, all items which are distributed may be sold for retail as long as such sales do not exceed the limitation set forth herein. However, where the use is permitted in the L-M zone, because the business operation is production, manufacturing or processing, retail sales shall be limited exclusively to those items which are produced, manufactured or processed on the premises, and no other items may be brought in for retail sales as an incidental or ancillary use

- M. Sexually Oriented Businesses. Sexually oriented businesses shall be permitted subject to compliance with the property development standards set forth in Chapter 19.64 of this code.

(Ord. 851 § 15, 1996; Ord. 692 § 1, 1989; Ord. 530 § 1, 1982; Ord. 270 § 1 (part), 1974: prior code § 9410.3.)

Chapter 19.28 - L-M LIMITED MANUFACTURING ZONE

19.28.330 - Uses expressly prohibited.

- A. The following uses are prohibited in the L-M zone:

1. Drinking establishments.
2. General commercial retail sales except as set forth under [Section 19.28.040\(K\)](#) and as set forth under [Section 19.28.050](#) when approved under a conditional use permit.
3. Motels.
4. Multiple-family dwellings.
5. Single-family dwellings.
6. Self-Storage Facilities.

(Ord. 727 § 2, 1990; Ord. 270 § 1 (part), 1974: prior code § 9410.8.)

(Ord. No. 1099, § 3(Exh. A), 12-10-2014)

Chapter 19.30 - M-1 LIGHT MANUFACTURING ZONE

19.30.030 - Uses permitted.

- A. No building or improvements may be erected, constructed, converted, established, altered or enlarged, nor may a lot or premises be used until a development plan has been submitted to, and approved by, the planning commission unless otherwise set forth in this code. All such uses must be within an enclosed building unless stated otherwise in this chapter. However, any use listed as permitted and proposed to be located in an existing structure may be approved by the director after the use has been reviewed and determined to be compatible. All uses are subject to the property development standards in Sections 19.30.050 through 19.30.230.
- B. The following uses are permitted:
1. Agricultural uses and uses accessory to an agricultural use. No poultry or animals

may be raised or kept on the lot or parcel except as permitted by this chapter. A dwelling may be used only as a residence for agricultural workers employed on the farm where the dwelling is located.

2. Any kind of manufacturing, processing or treating of products which are not obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other causes.
3. Appliance and small electrical service center (including ancillary sales).
4. Auction business conducted within a building but excluding livestock sales.
5. Automobile service stations and garages.
6. Bakery plants.
7. Blueprinting, copying and photofinishing facilities.
8. Blacksmith shops.
9. Boat building.
10. Bottling and canning plants.
11. Building materials storage and sales yards.
12. Cabinet and carpenter shops.
13. Carpet cleaning.
14. Contractors' storage yards.
15. Creameries, dairy products manufacture, and distributing plants.
16. Drayage, freight and trucking terminals.
17. Dry cleaning and laundry plants.
18. Dwelling for a caretaker or superintendent whenever the use requires the on-site residence for such person.
19. Electric and neon signs manufacture.
20. Emergency shelters.
21. Equipment rental and repair yards.
22. Farm equipment storage and repair yards and sales.
23. Feed storage and fuel yards.
24. Fire stations and facilities for federal, state, city and county law enforcement agencies, but not including prisons, jails, or other places of imprisonment.
25. Floriculture and horticulture of all types, including truck gardening and retail nursery.
26. Furniture warehouses.
27. Garment manufacture.
28. Ice and cold storage plants.
29. Laboratories, experimental and medical.
30. Lumber and building materials sales yards.
31. Machine shops.
32. Motion picture studios.

33. Newspaper and publishing plants.
34. Office buildings.
35. Paint mixing plants, but not including the manufacture of paint ingredients or the use of any boiling process.
36. Paper and paper products manufacturing, but not including pulp manufacturing.
37. Planing mills.
38. Plumbing shops.
39. Public parking lots.
40. Public utility buildings and structures.
41. Sexually Oriented Businesses; subject to compliance with Chapter 19.64 of this code
42. Sheet metal shops.
43. Shoe manufacture.
44. Stands, temporary; all temporary stands used for the sale of agricultural or horticultural products grown on the premises as permitted by this chapter must conform to the following conditions and limitations:
 - (a) The floor area of such stands may not exceed four hundred square feet each,
 - (b) Such stands may not be located or maintained within twenty feet of any public road, street or highway

Chapter 19.30 - M-1 LIGHT MANUFACTURING ZONE

19.30.030 - Uses permitted.

- A. No building or improvements may be erected, constructed, converted, established, altered or enlarged, nor may a lot or premises be used until a development plan has been submitted to, and approved by, the planning commission unless otherwise set forth in this code. All such uses must be within an enclosed building unless stated otherwise in this chapter. However, any use listed as permitted and proposed to be located in an existing structure may be approved by the director after the use has been reviewed and determined to be compatible. All uses are subject to the property development standards in Sections 19.30.050 through 19.30.230.
- B. The following uses are permitted:
 1. Agricultural uses and uses accessory to an agricultural use. No poultry or animals may be raised or kept on the lot or parcel except as permitted by this chapter. A dwelling may be used only as a residence for agricultural workers employed on the farm where the dwelling is located.
 2. Any kind of manufacturing, processing or treating of products which are not obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other causes.
 3. Appliance and small electrical service center (including ancillary sales).
 4. Auction business conducted within a building but excluding livestock sales.

5. Automobile service stations and garages.
6. Bakery plants.
7. Blueprinting, copying and photofinishing facilities.
8. Blacksmith shops.
9. Boat building.
10. Bottling and canning plants.
11. Building materials storage and sales yards.
12. Cabinet and carpenter shops.
13. Carpet cleaning.
14. Contractors' storage yards.
15. Creameries, dairy products manufacture, and distributing plants.
16. Drayage, freight and trucking terminals.
17. Dry cleaning and laundry plants.
18. Dwelling for a caretaker or superintendent whenever the use requires the on-site residence for such person.
19. Electric and neon signs manufacture.
20. Emergency shelters.
21. Equipment rental and repair yards.
22. Farm equipment storage and repair yards and sales.
23. Feed storage and fuel yards.
24. Fire stations and facilities for federal, state, city and county law enforcement agencies, but not including prisons, jails, or other places of imprisonment.
25. Floriculture and horticulture of all types, including truck gardening and retail nursery.
26. Furniture warehouses.
27. Garment manufacture.
28. Ice and cold storage plants.
29. Laboratories, experimental and medical.
30. Lumber and building materials sales yards.
31. Machine shops.
32. Motion picture studios.
33. Newspaper and publishing plants.
34. Office buildings.
35. Paint mixing plants, but not including the manufacture of paint ingredients or the use of any boiling process.
36. Paper and paper products manufacturing, but not including pulp manufacturing.
37. Planing mills.
38. Plumbing shops.
39. Public parking lots.

40. Public utility buildings and structures.
41. Sexually Oriented Businesses; subject to compliance with Chapter 19.64 of this code
42. Sheet metal shops.
43. Shoe manufacture.
44. Stands, temporary; all temporary stands used for the sale of agricultural or horticultural products grown on the premises as permitted by this chapter must conform to the following conditions and limitations:
 - (a) The floor area of such stands may not exceed four hundred square feet each,
 - (b) Such stands may not be located or maintained within twenty feet of any public road, street or highway
 - (c) The construction must be wood frame or other material suitable for a portable structure exclusively,
 - (d) The stand must be removed when not in use for a period of thirty days or more.
45. Storage yards for transit and transportation equipment.
46. Textile manufacture.
47. Temporary Uses. Special events as set forth in Chapter 19.63.
48. Trade schools
49. Tire rebuilding, recapping and retreading.
50. Upholstering.
51. Water supply: no new private wells may be drilled, equipped or used except for agricultural purposes exclusively.
52. Wholesale businesses, warehouses, and distribution facilities

Other uses which in the judgment of the planning commission are similar to and compatible with any of those enumerated in this section. Should the commission find that such use is similar to and compatible with other uses enumerated in this section, then the use may be approved by resolution of the commission.

- C. Uses and structures which are incidental or ancillary to any of the uses permitted in this zone including retail sales on premises not exceeding thirty percent of the gross sales per year of products produced, distributed, manufactured or processed on the premises are also permitted. The portion of the area devoted to retail activity must provide parking in accordance with the general commercial zone standards. In the case of business operations which are permitted in the M-1 zone as distribution facilities, all items which are distributed may be sold for retail as long as such sales do not exceed the limitation set forth in this chapter. However, where the use is permitted in the M-1 zone, because the business operation is production, manufacturing or processing, retail sales are limited exclusively to those items which are produced, manufactured or processed in the premises, and no other items may be brought in for retail sales as an incidental or ancillary use.

(Ord. 851 § 16, 1996; Ord. 692 § 2, 1989; Ord. 628 § 7, 1987; Ord. 277 § 1 (part), 1974: prior code § 9411.2.)

(Ord. No. 1059, § 3, 10-13-2010; Ord. No. 1099, § 4(Exh. A), 12-10-2014)

19.30.260 - Uses expressly prohibited.

A. The following uses are prohibited in the M-1 zone:

1. Drinking establishments.
2. General retail sales except as set forth under Section 19.30.030 and as set forth under Section 19.30.040 when approved under a condition use permit.
3. Motels.
4. Multiple-family dwellings.
5. Self-Storage Facilities.

(Ord. 277 § 1 (part), 1974: prior code § 9411.7.)

(Ord. No. 1099, § 4(Exh. A), 12-10-2014)

Chapter 19.32 - M-2 GENERAL MANUFACTURING ZONE

19.32.030 - Uses permitted.

The following uses are permitted within the M-2 zone subject to obtaining a planned development permit in accordance Sections 19.32.050 through 19.32.310:

A. Service industries. The following service industries are permitted:

1. Agricultural supplies and equipment sales and service;
2. Appliance and small electrical service center;
3. Automobile repair and equipment repair garages;
4. Blueprinting, copying and photo finishing facilities;
5. Bottling and canning plants;
6. Building materials storage and sales;
7. Contractor's service yards;
8. Equipment sales and repair;
9. Laundries, linen and towel services, cleaning and dyeing;
10. Office building;
11. Plumbing, heating, air conditioning, and electronic shops;
12. Self-Storage Facilities
13. Sign fabrication;
14. Public facilities and utility service yards and transmission substations and microwave transmission;
15. Trucking terminals and distribution facilities;
16. Veterinarian clinic.

(Ord. 851 § 17, 1996; Ord. 692 § 3, 1989; Ord. 628 § 8, 1987; Ord. 398 § 1 (part), 1978: prior code § 9412.2.)

(Ord. No. 1099, § 4(Exh. A), 12-10-2014)

Chapter 19.58 - NONCONFORMING USE—NONCONFORMING BUILDING OR STRUCTURE

- **19.58.113 - Nonconforming trash and recyclable enclosures in the RPD-6U and greater zone.**

Existing developments in the RPD-6U or greater zones which are mandated to have containers for the temporary storage of recyclable material which do not have sufficient area within the existing trash enclosure(s) are deemed to be nonconforming as of the effective date of the ordinance codified in this chapter. Each such nonconforming trash and recyclable enclosure shall be modified to provide sufficient area for the storage of trash and recyclables within two years from the date of the ordinance codified in this chapter. The enclosure shall be modified in accordance with a plan to be submitted for review and approval by the director of planning and community development.

(Ord. 905 § 2, 1998.)

- **19.58.114 - Nonconforming Self-Storage Facilities.**

Notwithstanding any other provision in this Chapter, existing self-storage facilities that are lawfully established as of the date of adoption of the ordinance codifying this section are legal nonconforming and may remain in use provided the legal nonconforming use is exercised in a manner that is not detrimental to public health, safety, or welfare. Such legal nonconforming use may not be expanded or extended into any other portion of a conforming building or structure in which the use is located. Where a legal nonconforming use is not used for a period of 180 days or more, the use of such building or land must thereafter conform to the applicable zoning. A change of ownership of a self-storage facility does not affect the legal nonconforming status.

- **19.58.115 - Nonconforming antenna system.**

A. An existing antenna system, which has been constructed and in place at the time of adoption of the ordinance codified in this section, shall be considered a legal, nonconforming use if it does not comply with the current standards. However, the owner of an existing ground-mounted antenna system whose system has not previously been approved by the department of building and safety must submit an application for a building permit to the department of building and safety within one year of the date of the adoption of this chapter.

B. A nonconforming antenna is no longer a legal nonconforming use if the antenna support structure is moved or if the height of the antenna support structure is increased, and such antenna is then subject to all the requirements of this chapter. (Ord. 730 § 5, 1990.)