

## Chapter 17.52 - COMMERCIAL-LIGHT INDUSTRIAL (C-M) DISTRICT

### 17.52.010 - Purpose.

The purpose of the commercial-light industrial (C-M) district is to provide for selected retail sales and services that are considered inappropriate in other commercial areas due to size or operating characteristics, such as wholesale sales, warehousing, distributing and storage activities and light manufacturing. This district is not intended to satisfy the need for routine or typical retail sales commonly found in local convenience centers or community commercial retail areas. This district is consistent with the commercial (C), industrial (I) and mixed use (MU) general plan land use designations.

(Ord. 99-4 § 33, 1999; prior code § 5.02.250 (A))

### 17.52.020 - Uses permitted within buildings.

The following uses are permitted in the C-M district if conducted within a building:

#### A. Wholesale and retail sales and service uses, including:

1. Building, electrical and plumbing materials, and furniture,
2. Farm or ranch feed and related supplies sales,
3. Janitorial or restaurant supplies,
4. Nursery or garden supply,
5. Auto or truck parts and supplies,
6. Household appliance or furniture repair or service, including radio or television repair or furniture upholstery shops,
7. Auction house,
8. Building maintenance services, such as pest extermination, janitorial or grounds maintenance,
9. Communication services, such as telegraph, telephone and radio telephone businesses, or radio or television stations,
10. Printing, engraving, lithographing or publishing,
11. Equipment rental,
12. Taxidermist,
13. Veterinarian clinic, provided any kennels are located within a building,
14. Trade school, vocational or sports training center,
15. Warehouse, ministorage or other storage buildings or wholesale distribution facilities, except those storing flammable or explosive material,
16. Food storage lockers and ice-making facilities;

#### B. Light manufacturing activities, including:

1. Combining, assembly or packaging of products, including:
  - a. Pharmaceuticals, drugs, toiletries or cosmetics,
  - b. Small equipment, instruments or appliances, such as medical, dental or optical equipment; drafting instruments, watches, clocks, musical instruments, cameras, photographic equipment (except film);

hair-curling machines or electric razors,

- c. Electronic and light electrical equipment, including radios, televisions and computers,
  - d. Food products, excluding those that may create obnoxious odors or smoke,
2. Light manufacturing activities, including manufacturing of ceramic products such as pottery, figurines, or small glazed tile, using only previously pulverized clay; hand tools, cutlery, and kitchen utensils, electronic and light electrical equipment, including radios, televisions and computers; jewelry manufacturing; manufacturing of neon signs;
3. Boutique, small or medium winery in accordance with Section 17.88.300.
- C. Uses accessory to the primary use and contained within the same building site, including offices, print shops, cafeteria, etc. This does not include businesses open to the public;
- D. Outdoor storage or sales in conjunction with a permitted use, provided:
- 1. Storage is located on the rear portion of the lot,
  - 2. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six feet in height, unless the storage area abuts a residential district, in which case the screening shall meet the criteria established in subsection I of Section 17.52.050,
  - 3. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area;
- E. Agricultural uses;
- F. Caretaker's or night watchman's quarters;
- G. Emergency shelters (see Section 17.88.065).

(Ord. 99-4 § 34, 1999; prior code § 5.02.250 (B))

(Ord. No. 2015-01, § VIII, 4-14-2015; Ord. No. 2018-01, § 22, 7-17-2018)

17.52.023 - Uses requiring a zoning permit.

The following uses are permitted in the C-M district if a zoning permit is issued, subject to the provisions of Sections 17.88.170 through 17.88.196:

- A. Seasonal outdoor sales of pumpkins and Christmas trees when conducted separately from a legally established use on the lot;
- B. Outdoor auctions of heavy equipment and trucks.

(Ord. 99-4 § 35, 1999)

17.52.025 - Uses requiring an administrative permit.

The following uses are permitted in the C-M district if an administrative permit is issued:

- A. A one-family residence, when the residence is occupied by the owner or operator of the commercial use, or a paid caretaker or night watchman. The residence may be attached to the main building in which the commercial-light industrial use exists, or detached;
- B. Boutique, small or medium winery (see Section 17.88.300).

(Ord. 99-4 § 36, 1999; Ord. 95-3 § 58, 1995)

(Ord. No. 2015-01, § VIII, 4-14-2015; Ord. No. 2018-01, § 22, 7-17-2018)

17.52.030 - Uses requiring a use permit.

The following uses are permitted in the C-M district if a use permit is issued:

- A. Businesses that provide support services to the primary uses or that primarily serve employees of the primary uses, including blueprinting, photocopying, coffee shop or standard restaurant;
- B. Auto or truck service station or wash;
- C. Sales of autos, boats, trailers, mobile homes, agricultural equipment, trucks and construction equipment, and incidental repairs and services; truck terminal, truck yard;
- D. Tire recapping, retreading or rebuilding;
- E. Auto, boat, motorcycle or truck repair; auto body repair and painting;
- F. Wholesale meat cutting and packing, provided there shall be no slaughtering, fat rendering or smoke curing;
- G. Outdoor sales or outdoor storage areas in excess of the limits established in Section 17.52.020;
- H. Carpet or rug cleaning plants; commercial laundries, such as those which provide a linen supply service, but not including personal laundromats;
- I. Light metal fabrication, such as sheet metal and wrought iron fabrication; welding shops, machine shops; cabinet or furniture making;
- J. Contractor's yard, air conditioning supply and service yards, and flea markets;
- K. Commercial and light industrial condominiums;
- L. Boutique, small, medium or large winery in accordance with Section 17.88.300.
- M. Convalescent hospital.

(Ord. 2002-6 § 15, 2002; Ord. 2002-2 § 13, 2002; Ord. 99-4 § 37, 1999; prior code § 5.02.250 (C))

(Ord. No. 2015-01, § VIII, 4-14-2015; Ord. No. 2018-01, § 22, 7-17-2018)

17.52.040 - Other permitted uses.

The following other uses are permitted in the C-M district:

- A. The uses allowed by, and subject to the provisions of, Sections 17.88.010 through 17.88.110;
- B. Other uses found to be similar in character and impact to those listed in Sections 17.52.020 and 17.52.030, as determined in accordance with Section 17.94.030;
- C. Signs as allowed by and subject to the provisions of Sections 17.84.060 through 17.84.069.

(Ord. 2002-2 § 14, 2002; Ord. 99-4 § 38, 1999; prior code § 5.02.250 (D))

17.52.050 - Site development standards.

The development standards for building site areas and yards established by this section apply to all development in the C-M district. However, alternate standards may be approved for a condominium project, as part of the use permit process, if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design,

attractiveness, and compatibility with its surroundings than would result if the routine development standards of this section were applied.

- A. Minimum Lot Area. The minimum lot area requirement is ten thousand square feet, except as otherwise provided in Section 17.84.010.
- B. Minimum Lot Width. The minimum lot width requirements are as follows:
  - 1. Interior lot, sixty-five feet;
  - 2. Corner lot, seventy-five feet.
- C. Yards. The following yard requirements apply, except as otherwise provided by Section 17.84.020:
  - 1. Front, ten feet; except where the district abuts a residential district the front yard shall be the same as required by the residential district within twenty-five feet of the residential district;
  - 2. Interior side yard, none; except where the district abuts a residential district the minimum shall be fifteen feet, or if it abuts a freeway right-of-way the yard shall be ten feet;
  - 3. Street side, ten feet;
  - 4. Rear yard, none; except where the district abuts a residential district the minimum shall be fifteen feet, or if it abuts a freeway right-of-way the yard shall be ten feet;
  - 5. Exceptions. If a use permit is issued, front yard exceptions may be permitted in established commercial areas in which the majority of the buildings existed before the adoption of this ordinance and they do not meet the yard requirement. When this exception is made, the front yard shall be a distance equal to the average front yard of fifty percent of the buildings furthest from the street.
- D. Maximum Structural Height. The maximum structural height is forty feet; except within forty feet of any residential district the maximum building height shall be one story not to exceed twenty feet, except as otherwise provided in Section 17.84.030.
- E. Landscaping. Landscaping requirements are as specified in Section 17.84.040.
- F. Outdoor Lighting. Outdoor lighting requirements are as specified in Section 17.84.050.
- G. Parking. Parking requirements are as specified in Chapter 17.86.
- H. Zone Walls. Zone wall requirements are as specified in Section 17.84.070.
- I. Outdoor Trash Storage. All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one foot higher than the trash container.
- J. On-site Performance Standards. On-site performance standards are as follows:
  - 1. Odors. No use shall create objectionable odors readily detectable beyond the property line.
  - 2. Dust and Smoke. No use shall create dust or smoke that is readily detectable beyond the property line (in addition to meeting all air pollution requirements).
  - 3. Vibration. No use shall create vibration detectable without instruments at the property line.
  - 4. Electromagnetic Interference. No use shall produce electromagnetic interference with normal radio or television service beyond the property line.
  - 5. Glare. No use shall create intense light or glare that causes a nuisance or hazard beyond the property line.
  - 6. Applicable Standards. Noise, atmospheric emissions, toxic or noxious matter, radiation, heat and humidity, fire and explosive hazards, or liquid and solid wastes shall be regulated by applicable county,

state or federal standards.

- K. **Development Plan.** An applicant for either a zone amendment to a C-M district when located in a mixed use general plan land use designation, a building permit or use permit shall submit a site plan which indicates how the standards listed in this section will be met. This submittal shall be made on a form prescribed by the planning director. If only a building permit is required for the use, then the director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the director's approval shall occur as set forth by the terms and conditions of the use permit.

(Ord. 2002-2 § 15, 2002; Ord. 99-4 § 39, 1999; prior code § 5.02.250 (E))