

Article 13C M-1/CZ Light Industrial Zone

(Coastal Zone – Except Downtown Area)

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1310C Specific Purposes

In addition to the general purposes listed in Article 1, the specific purpose of the M-1/CZ Light Industrial Zone regulations is to allow a wide diversity of industrial uses under minimum development and operational controls in areas where such uses will not have an adverse effect upon adjacent residential areas. The uses permitted are those generally regarded as “Light Industry”, conducted primarily indoors, but which may require limited outdoor storage or assembly areas.

1320C General Criteria

The following general criteria are hereby established for use in the classification or reclassification of land to the M-1/CZ zone.

1. Compliance with the General Plan, the Coastal Land Use Plan, including all specific plans that are part of the Coastal Land Use Plan, Development Criteria, and Land Use Regulations.
2. Manufacturing areas shall be located with primary access to a major or secondary street as shown on the Major Street Plan.
3. The existing utility system (water, sewer, drainage, electrical, gas and communications facilities) must be adequate or new systems shall be constructed to adequately serve the proposed development.
4. Before development of any M-1/CZ zoned land, a development plan shall be filed with and approved by the Planning Commission.

1330C Land Use Regulations

In the following schedules, the letter "P" designates use classifications permitted in the coastal industrial district. The letter "U" designates use classifications permitted on approval of a use permit. Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this ordinance. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

M-1/CZ
DISTRICT:
LAND USE REGULATIONS

P -Permitted
 U -Use Permit
 - - Not Permitted

	M-1/CZ	Add. Reg.
		(A, D, E, I, J, N, O)
Auction houses or stores	P	
Airports, Heliports, Landing Fields	U	(B)
Automobile painting, body and/or fender repair <i>(within enclosed building)</i>	P	
Automobile service stations	U	(G)
Bakeries	P	
Boat building <i>(indoor construction only outside rigging areas permitted)</i>	U	
Bottling plants	P	
Breweries	P	
Breweries, Craft	P	(P)
Cabinet shops	P	
Carpet cleaning plants	P	
Cleaning and dyeing plants	P	
Daycare facilities <i>(nurseries for employees in Industrial Parks)</i>	P	
Electrical appliance assembly	P	
Equipment rental yards	P	
Frozen food lockers	P	
Food and vegetable canning, preserving, freezing	P	
Food products manufacture, storage and process of <i>(except lard, pickle, sauerkraut, sausage or vinegar)</i>	P	
Fruit packing houses	P	
Garment manufacture	P	
Glass studios, staining, beveling, and silvering of glass and mirrors	P	
High-rise structures	U	(H)
Kennels/ vet facilities <i>(within a soundproofed building)</i>	P	
Laboratories, experimental, motion picture, testing	P	
Laundries	P	
Light equipment rental yards	P	
Lumber yards <i>(retail)</i>	P	
Machine shops	P	
Manufacturing uses <i>(within enclosed buildings)</i>	P	
Mini storage/ self-storage facilities	U	
Motor vehicle rental/sales <i>(automobile,</i>	U	

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CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

<i>motor bike/cycle rentals, truck, trailer, camper, motorcycle, new or used sales, rentals or swap lots)</i>		
Natural mineral resources development	U	
Nurseries (<i>retail</i>)	P	
Offices (<i>Industries & Public Utilities</i>)	P	(C)
Parcel service delivery	P	
Parking lots or structures (<i>commercial</i>)	U	
Plastics, fabrication from	P	
Plumbing shops, supply yards	P	
Public buildings on lands or lands owned and/or operated by Federal, State, county or City	P	
Public scales	P	
Radio and television transmitters (<i>commercial</i>)	U	(M)
Recreational facilities (<i>private commercial</i>)	U	(F, L)
Religious assembly	U	(K)
Research facilities	P	
Rubber, fabrication of products made from finished rubber (<i>15 employees or less</i>)	P	
Sanitary landfills	U	
Sewage disposal plants	U	
Shoe manufacture	P	
Sheet metal shops	P	
Sign manufacture	P	
Soap manufacture (<i>cold mix only</i>)	P	
Textile manufacture	P	
Trade, specialty schools	U	
Veterinarians – small animal hospitals	P	
Wholesale businesses, warehouses, storage buildings	P	
Wineries	P	
Wineries, Craft	P	(Q)

**M-1/CZ District:
Additional Use Regulations**

- (A) See Section 3002: Relocated Buildings (Administrative Use Permit required).
- (B) See Section 3036: Helicopter Takeoff and Landing Areas.
- (C) Office and commercial uses not specifically listed within any of the industrial zones may be permitted in any industrial zone subject to the approval of a Conditional Use Permit and under the following criteria:

- (1) The amount of square footage to be used for office and commercial uses shall not exceed 25% of the gross floor area of any development as shown on a

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- development plan or 25% of any freestanding building not part of a development plan.
- (2) Off-street parking shall be in accordance with applicable parking ordinance provisions.
 - (3) The uses shall not interfere with the primary industrial uses located in the area.
 - (4) An applicant may request that the Planning Commission waive the maximum square footage requirement if it can clearly be shown that the proposed use would comply with the spirit and intent of this section.
 - (5) As part of the application package the names and addresses of all owners and tenants within 300 feet of the proposed use shall be submitted.
 - (6) The above requirement will not be required if, as part of an approved master development plan, office and commercial uses have been clearly delineated as approved uses.
- (D) Commercial uses having open parking or wall openings within 100 feet of an R district shall not operate between 10 p.m. and 7 a.m. unless authorized by a use permit.
 - (E) The exterior walls of any use regulated by Article 36 shall be located so as to comply with the provisions of that Article.
 - (F) See Section 3027: Arcades and Game Centers. Card rooms, as defined and regulated by Chapter 8 of the City Code, are not permitted in the Coastal Zone.
 - (G) See Section 3011: Service Stations and Automobile Washing.
 - (H) The Planning Commission shall determine from the evidence presented at the hearing that all of the following facts exist:
 - (a) The proposed building or structure at the particular location and under the proposed conditions of development has complied with good planning practices, including provisions for height, building bulk, yards, open space, lot coverage, grading and related public health, safety and convenience features, and will provide for the preservation of the general welfare of the community as if developed to the height limits imposed by the provisions of the appropriate zone.
 - (b) The proposed building or structure will comply with the regulations and conditions specified in the Building Code for such structures.
 - (c) For properties located in the Coastal Zone, the proposed building or structure shall comply with the regulations specified in the Local Coastal Program.

- (d) The granting of an exception will not adversely affect any adopted plan of any governmental agency.

The Planning Commission may modify or further restrict setback requirements, maximum height, off-street parking, and landscaping requirements upon a specified finding being made that it is necessary to provide for a more aesthetically pleasing project or necessary for the preservation of health, safety, peace or general welfare of persons living in or near the project.

- (I) See Section 3005: Nonresidential Accessory Structures.
- (J) See Article 35: Nonconforming Uses and Structures.
- (K) See Section 3004: Religious Assembly Yard Requirements.
- (L) See Section 3010: Live Entertainment.
- (M) See Article 39: Wireless Communication Facilities.
- (N) See Section 3020: Outdoor Facilities; outdoor storage, outdoor display of materials, outdoor food service, outdoor storage containers, working outdoors and temporary outdoor sales events and activities shall comply with the standards of this section.
- (O) See Section 3024: Performance Standards.
- (P) See Section 414 H (1-7).
- (Q) See Section 414 MM (1-7).

1340 Property Development Regulations

The following schedule prescribes development regulations for the M-1/CZ district. The columns prescribe basic requirements for permitted and conditional uses. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in the zoning ordinance.

M-1/CZ DISTRICTS DEVELOPMENT REGULATIONS

	<u>M-1/CZ</u>	<u>Add. Reg.</u>
		(A, B, C)
Minimum Lot Width (ft.)	100	
for Corner Lots (ft.)	70	
for Cul-de-sac Lots (ft.)	40	
for curved street section Lots (ft.)	45	
Minimum yards:		
Front (ft.)	15	(O)
Side (ft.)	0	(P)
Rear (ft.)	0	(C, Q)
Maximum Height (ft.)	45'¼ st.	(Q, R)
Minimum Site Landscaping		(F, G, N, O, T, <u>S, W</u>)
Fences and Walls	See Section 3040	
Off-Street Parking	See Article 31 <u>and Section 3048</u>	<u>(V)</u>
Vehicular Access	See Section 3114	(H)
Signs	See Article 33	
Outdoor Facilities	See Section 3020	
Screening of		
Mechanical Equipment	See Section 3021	
Employee Eating Areas	See Section 3028	(M)
Refuse Storage Areas	See Section 3022	
Underground Utilities	See Section 3023	
Performance Standards	See Section 3024	
Nonconforming Structures	See Article 35	
<u>Renewable Energy Facilities</u>	<u>See Section 3047</u>	<u>(U)</u>
<u>Electric Vehicle Parking and Charging Facilities</u>	<u>See Section 3048</u>	<u>(V)</u>
<u>Urban Forestry</u>	<u>See Section 3049</u>	<u>(W)</u>
<u>Transportation Demand Management (TDM)</u>	<u>See Section 3050</u>	<u>(X)</u>

**M-1/CZ District:
Additional Development Regulations**

- (A) See Section 3013: Development on Substandard Lots.
- (B) Smaller lot requirements may be permitted with an approved development plan and tentative subdivision maps.
- (C) See Section 3015: Building Projections into Yards and Courts. Double-frontage lots shall

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- provide front yards on each frontage.
- (D) See Section 3017: Measurement of Height.
 - (E) See Section 3018: Exceptions to Height Limits.
 - (F) See Section 3019: Landscaping, Irrigation and Hydro seeding.
 - (G) See Section 3040: Fences and Walls.
 - (H) See Article 31: Off-Street Parking and Loading Regulations.
 - (L) RESERVED
 - (M) Outdoor eating facilities for employees shall be provided for all industrial and office buildings or developments containing more than 10,000 square feet of building area. See Section 3028: Employee Eating Areas.
 - (N) Additional setbacks and landscaping may be required by the Planning Commission as a condition of approval of a development plan.
 - (O) Every lot in the M-1/CZ shall maintain a minimum front yard setback equal to the height of the primary structure on the lot but in no case shall such setback be less than fifteen (15) feet. At least 60% of any required front yard shall be landscaped.
 - (P) Interior lots - Side yard setbacks are not required for lots located in the M-1/CZ zone unless specified in a development plan.
 - (Q) Interior lots - Rear yard setbacks are not required for lots located in the M-1/CZ zone.
 - (R) Every through lot in the M-1/CZ zone shall maintain a minimum rear yard setback equal to the height of the primary structure on the lot. A minimum of ten (10) feet depth of this setback area adjacent to the property line, except for driveway areas, shall be landscaped. The remaining required setback area may be used for off-street parking.
 - (S) Any M-1/CZ zoned property which is separated from a residential zone by a public right-of-way (except rail road right-of ways) shall maintain a minimum 15 feet deep landscaped setback, with the exception of driveway areas.
 - (T) Any M-1/CZ zoned property which abuts a residential zoned property shall, in addition to the walls required, provide a 10 feet deep landscaped buffer area. Landscaping so required shall consist of a combination of trees, shrubs and ground cover to provide a noise barrier and plant materials and sizes shall be subject to approval of the City Planner and City Landscape Architect and all other provisions.
 - (U) **Certain industrial projects are required to implement renewable energy facilities, in accordance with ZO Section 3047.**

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- (V) Certain industrial projects are required to implement electric vehicle parking and charging facilities, in accordance with ZO Section 3048.**
- (W) Certain industrial projects are required to implement urban forestry measures, in accordance with ZO Section 3049.**
- (X) Certain industrial projects are required to prepare and implement transportation demand management (TDM) plans, in accordance with ZO Section 3050.**

1350 Review of Plans

All projects shall be reviewed in accordance with applicable procedures of the Coastal Permit Handbook.