

(e) No building used for residential purposes in a C-2 district shall in any way have its yard areas reduced in size from those which existed at the time of the adoption of the ordinance codified in this chapter. (Ord. No. 479, § 20.9, 1984.)

Article IX. Controlled Manufacturing (CM) District,  
Light Industrial (M-1) District and Heavy Industrial (M-2) District.

Sec. 18-107. Intent--Application for proposed uses--Hearing--Approval.

The CM district, M-1 district and M-2 district are intended to provide specialized areas where industrial uses can be located in a setting which will preserve and enhance the existing environment and where such uses will be compatible with other uses. Every manufacturing use is declared to possess characteristics such as to require review and appraisal in each instance. This regulation shall apply equally to areas on the zoning map shown as CM, M-1 and M-2 districts.

(a) The planning commission shall receive, investigate and review every application for a proposed use which is listed as a permitted use in either the CM, M-1 or M-2 districts, except as stated in this section. The planning director shall receive, investigate and review every application for a proposed expansion of no more than fifteen percent in any given year. Administrative M-district reviews (by planning director) shall be limited to a cumulative fifty percent expansion over at least three years, up to ten thousand square feet. The cap of ten thousand square feet shall be reduced to two thousand five hundred square feet in areas that are environmentally sensitive (as defined in the general plan) or do not have adequate infrastructure or public services.

(b) Every application which is accepted for a proposed use in either the CM, M-1, or M-2 district, lying within the boundaries of the sphere of influence of any governmental agency, shall be submitted for review and comment to said agency within five days of acceptance of said application. Said agency shall have fifteen days to review and comment upon the application. Administrative M-district reviews may be approved or conditionally approved by the planning director if the findings listed below can be made. After a public hearing, the county planning commission may approve or conditionally approve the proposal if the following findings can be made:

(1) That the proposed use is properly located in relation to the district regulations, the general plan and to the community as a whole. Other land uses, transportation, service facilities and utilities shall be considered in the review;

(2) That the proposed use will not adversely affect the environment, or cause damage, hazard or nuisance to persons or property.

(c) The planning commission or planning director may provide that establishment of the use shall be contingent upon acceptance and observance of specified conditions, including but not limited to the following:

(1) Conformity to plans and drawings submitted with the application;

(2) Yards, open space, buffer strips, walls, fences, concealing hedges, and landscaping;

(3) Performance characteristics, related to the emission of noise, vibration, and other potentially dangerous or objectionable elements;

(4) Limits on time of day for the conduct of specific activities, as appropriate;

(5) Guarantees as to compliance with the terms of approval;

(6) Conformity to conditions listed in section 18-206 of this chapter;

(7) A hold harmless agreement shall be entered into between the county and the applicant.

(d) Term of M-District Review. An M-district review shall expire two years from the date of granting said permit unless construction and activities authorized by the permit for use of the subject property in conformance with the permit has commenced, in good faith, within two years from the approval date.

If any such use ceases for a period of at least one year, the M-district review shall become invalid and a new M-district review must be obtained prior to continuing said use.

If an M-district review is denied, no new application for a new permit substantially the same as the one denied shall be considered for a period of one year following denial.

(e) Modification and Revocation. The terms and conditions of any M-district review granted by the county may be modified or the permit as a whole may be revoked. The permit may be modified or revoked if the permittee fails to comply with the reasonable terms or conditions expressed in the permit granted or if there is a compelling public necessity. A compelling public necessity warranting the revocation of an M-district review for a lawful business or use may exist where the conduct of that business constitutes a nuisance. (Ord. No. 479, §21, 1984; Ord. No. 609, §71, 72, 1992; Ord. No. 640 §1(X1–XVI), 1993.)

Division 1. Controlled Manufacturing (CM) District.

Sec. 18-108. Intent.

The controlled manufacturing district is intended to provide specialized areas where industrial uses of high quality can be located in a park-like setting which will preserve and enhance the existing environment and will be compatible with multiple residential and institutional uses. (Ord. No. 479, 522, 1984.)

Sec. 18-109. Permitted uses.

The following uses are permitted in the CM district if conducted wholly within a completely enclosed building, and on-site parking of vehicles and the loading and unloading of trucks which are incidental to the following uses:

(a) Any and all types of offices, light manufacturing, warehouse, assembly, sales, repair, display, or storage, except those uses which are first permitted in the M-1 district.

(b) Restaurants, bars or coffee shops.

(c) Uses similar to the above determined by the planning commission. (Ord. No. 479, 522.1, 1984; Ord. No. 609, 573, 1992; Ord. No. 692, §11, 1997.)

Sec. 18-110. Prohibited uses.

Prohibited uses in the CM district shall be:

(a) Dwellings, apartments, mobile home parks, schools, churches or similar nonindustrial uses. (Ord. No. 479, 522.2, 1984.)

Division 2. Light Industrial (M-1) District.

Sec. 18-111. Intent.

See section 18-108 for light industrial district intent. (Ord. No. 479, §23, 1984.)

Sec. 18-112. Permitted uses.

Permitted uses in the M-1 district shall be:

(a) Light industry such as the manufacture of ties, shirts, hats and other articles of clothing, upholstery; household effects such as lamps, rugs, draperies, and woven fabrics; shops for the assembling and completion of finished products such as interior decorating and picture framing, craft shops for the manufacture of **art**, jewelry, silverware, ceramics, leather goods, toys, cartography, book bind-

ing, editorial and designing, printing, lithography, etc.; other light industries of a similar character, including electronics manufacturing and assembly plants; providing, that none of the above uses produce undue odor, smoke, noise, or other objectionable effects.

(b) Executive and professional offices.

(c) Research and/or development laboratories provided such use does not cause any danger or produce undue odor, smoke, noise, pollution of surface or underground water, or other objectionable effects.

(d) Nurseries and greenhouses. (Ord. No. 479, §23.1, 1984.)

Sec. 18-113. Enclosed permitted uses.

The following uses will be permitted in the M-1 district if conducted wholly within a completely enclosed building or within an area enclosed on all sides with landscaping, or with a solid view-obscuring building and/or fence not less than eight feet in height:

(a) Building material sales, including the sale of rock, sand, gravel and the like as an incidental part of the main business.

(b) Contractor's equipment storage or plant, or rental of equipment commonly used by contractors.

(c) Retail lumberyard, including mill or cabinet work.

(d) Public utility service **yard** for electrical receiving or transformer station.

(e) The following shall be allowed upon obtaining a use permit from the planning commission:

(1) Dwellings;

(2) Apartments;

(f) Warehouses. (Ord. No. 479, §23.2, 1984; Ord. No. 609, §74, 75, 1992; Ord. No. 640 §1(XVII), 1993.)

Sec. 18-114. Prohibited uses.

Prohibited uses in the M-1 district shall be:

(a) Mobile home parks, schools, churches, or similar nonindustrial uses. (Ord. No. 479, §23.3, 1984; Ord. No. 609, §76, 1992.)

Division 3. Heavy Industrial (M-2) District.

Sec. 18-115. Intent.

See section 18-107 for heavy industrial district intent. (Ord. No. 479, §24, 1984.)

Sec. 18-116. Permitted uses.

Permitted uses in the M-2 district shall be:

- (1) All uses permitted in the M-1, light manufacturing district.
- (2) Automobile, tractor, truck, trailer, trailer coach or airplane, including parts.
- (3) Bakeries.
- (4) Beverages, nonalcoholic.
- (5) Boat building and repair.
- (6) Bottling works for all beverages.
- (7) Candy products.
- (8) Canneries.
- (9) Carpet, rug, rag, bag and furniture cleaning.
- (10) Chemicals, compounding and packaging from previously prepared materials.
- (11) Concrete block and brick.
- (12) Construction, mining and materials handling equipment.
- (13) Cotton, woolen, synthetic yard weaving.
- (14) Fur processing.
- (15) Furniture and fixtures, metal.
- (16) Heating apparatus.
- (17) Ink or inked ribbons.
- (18) Insulating materials.

(19) Printing, publishing, reproduction and lithograph.

(20) Machinery, general and special industrial, including pumps and compressors, ball and roller bearings; food products, textiles, woodworking, paper-making, and printing machinery, ventilating and heat treating equipment; patterns; and mechanical power transmissions.

(21) Recycling.

(22) Metal cans.

(23) Metal fabrication plants using plate and structural shapes (such as steel erectors).

(24) Pharmaceutical products.

(25) Railroad locomotives and cars.

(26) Smelting soap, detergent, or cleaning preparations.

(27) Sugar refining.

(28) Tires.

(29) Wooden containers, including cooperware.

(30) Woodworking shops, including furniture manufacture and prefabricated wood structural products.

(31) Uses similar to the above as determined by the planning commission. (Ord. No. 479, §24.1, 1984; Ord. No. 692, §12, 1997.)

#### Division 4. Special Treatment for CM, M-1 and M-2 Districts.

##### Sec. 18-117. Conditional uses for CM, M-1, and M-2 districts.

The following uses, because of their nature are declared to be unusual uses requiring a use permit:

- (a) Junkyard or wrecking yard;
- (b) Fuel manufacturing, refining or storage; liquid, gas or solid;
- (c) Nuclear generator;
- (d) Explosives handling, storage or manufacture;

(e) Distillation of bones, fat rendering, tanning;

(f) Dumping, disposal, reduction of garbage, sewage, offal, dead animals, or refuse;

(g) Uses similar to the above as determined by the planning commission. (Ord. No. 479, §24.2, 1984: Ord. No. 609, §77, 1992.)

#### Sec. 18-118. Prohibited uses.

Prohibited uses shall be dwellings, apartments, mobile home parks, schools, churches, or similar non-industrial dwellings. (Ord. No. 479, §24.3, 1984: Ord. No. 609, §78, 1992.)

#### Sec. 18-119. Building site area.

The building site area for CM, M-1 and M-2 districts shall be of sufficient and adequate size to meet all of the parking, storage, and materials handling and yard areas, including landscaping, screening and buffering area requirements of this chapter. (Ord. No. 479, §24.4, 1984: Ord. No. 609, §79, 1992.)

#### Sec. 18-119.1 Height and coverage limitations.

No building shall exceed forty feet in height. Chimneys, silos, towers and similar structures shall be allowed as provided by section 18-154 of this chapter. The lot coverage of all buildings on any site shall not exceed forty percent of the site. (Ord. No. 479, §24.5, 1984: Ord. No. 609, §80, 1992.)

#### Sec. 18-120. Front yards.

The minimum required front yard depth for the CM-, M-1 and M-2 districts is twenty-five feet with one foot to be added in depth to the front yard for each one foot of the height of the main building in excess of twenty feet. All front yards are to be landscaped and maintained in a neat and attractive condition. (Ord. No. 479, §24.6, 1984: Ord. No. 609, §81, 1992.)

#### Sec. 18-121. Side yards.

The minimum required side yard width is twenty-five feet where a parcel of land has its side yard adjacent to a street or adjacent to a residential zone; otherwise setbacks shall be allowed down to zero lot lines, as determined by the planning commission and approved by the appropriate fire district. A letter from the fire department allowing the reduced setback shall be submitted with the M-district review application. The planning commission may designate such additional landscaping and/or setback requirements necessary to maintain the whole area in a uniform character and protect the adjacent areas. (Ord. No. 479, §24.7, 1984: Ord. No. 609, §82, 1992.)

Sec. 18-122. Rear yards.

The minimum required rear yard depth for the CM, M-1 and M-2 districts is ten feet. Where a parcel of land has its rear yard adjacent to a street or adjacent to a residential zone, the planning commission may designate such additional landscaping and setback requirements necessary to maintain the whole area in a uniform character and protect the adjacent areas. (Ord. No. 479, 524.8, 1984: Ord. No. 609, §83, 1992.)

Sec. 18-123. Repealed by Ord. No. 609.Sec. 18-124. Performance standards.

Performance standards for the CM, M-1 and M-2 districts shall be as follows:

(a) Fire and Explosion Hazards. All activities shall be provided with adequate **safety** devices against the hazard of fire and explosion as recommended by the State Division of Forestry, and State Fire Marshal and OSHA.

(b) Air Contaminants. Emissions conforming to the regulations of the Monterey Bay Unified Air Pollution Control District will be permitted. A permit from such district must be obtained if required.

(c) Radio Activity or Electronic Disturbance. Devices which radiate radio frequency energy shall be so operated as not to cause interference:

(d) Noise. The sound radiated by any use of facility shall not exceed safe sound limits established by OSHA.

(e) Glare. No direct glare, whether from floodlights or from high temperature processes, such as combustion of welding or otherwise, so as to be visible beyond any boundary line of property on which the same is produced, shall be permitted. (Ord. No. 479, §24.9, 1984: Ord. No. 609, §85, 1992.)

Sec. 18-125. Special Regulations.

Special regulations for the CM, M-1 and M-2 districts shall be as follows:

(a) Fencing. Fencing of any kind, properly maintained, and having a uniform and durable character, may be required. Front yard areas shall not be fenced.

(b) Type of Construction. Any building type is permitted if permitted by other regulations.

(c) Storage. Storage of raw, in-process or finished materials and supplies, and of waste materials shall be maintained at all times in an enclosed building, or-fenced area.

(d) Parking-loading. Adequate off-street parking shall be provided on the premises for all vehicles of persons employed and of all visitors and customers. A minimum of two parking spaces shall be provided for every three employees on the shift have the largest number of employees.

All loading and unloading operations shall be provided for and shall occur on the premises. Off-street parking and loading facilities may be located within the required yard and setback areas.

(e) Landscaping. A ten-foot-deep landscaping strip adjacent to side and rear property lines and a twenty-five-foot-deep area to be landscaped to front property lines shall be provided. (Ord. No. 479, 524.10, 1984; Ord. No. 609, §§86, 87, 1992.)

#### Article X. Planned Unit Development (PUD) District

##### Sec. 18-126. Intent and purpose.

(a) The PUD district shall act as a combining district. The following regulations shall modify the regulations of the base zone with which the **PUD** district is combined. Except as modified herein, the base zone regulations apply.

(b) The purposes of a PUD district are as follows:

(1) To further the public health, safety, and general welfare in a time of increasing urbanization and of growing demand for housing of a variety of types and design.

(2) To encourage innovations in residential development and renewals so that the growing demands for housing may be met by a greater variety in type, design and layout of dwellings and by the more efficient use of open space ancillary to said dwellings.

(3) To create greater opportunities for better housing and recreation.

(4) To encourage more efficient use of land, public services and to safeguard open space.

(5) To provide an alternative procedure which can relate the type, design and layout of residential development to the particular site and the particular demand for housing at the time of development in a manner consistent with the preservation of the property values within established residential areas.