

## MANUFACTURING-COMMERCIAL OVERLAY ZONE

### Sections:

#### **17.20.010 Intent and purpose.**

#### **17.20.020 Changes of zone.**

#### **17.20.030 Permitted uses.**

#### **17.20.040 Conditional use permit--Requirements.**

#### **17.20.050 Application.**

#### **17.20.060 Conditions of approval.**

#### **17.20.010 Intent and purpose:**

It is the intent and purpose of the manufacturing-commercial overlay (hereinafter M-C overlay) zone to allow certain mixtures of commercial and industrial uses of property currently zoned Industrial (M, M-A, M-PB), where such commercial uses would be consistent with the general plan, compatible with surrounding industrial uses, and not materially detrimental to adjacent properties. (Ord. 545 SI(part), 1988; Ord. 542 59(part), 1987).

#### **17.20.020 Changes of zone:**

Any change of an existing industrial zone to include, in addition to the existing industrial zone, an M-C overlay zone, shall be made in accordance with the provisions of Chapter 17.28. (Ord. 545 SSI (part), 2(part), 1988; Ord. 542 59(part), 1987).

#### **17.20.030 Permitted uses:**

The following uses shall be permitted on properties zoned M, M-A, or M-PB, where an M-C overlay zone has been granted by the city council on such property:

- A. All uses permitted in the underlying industrial zone shall be permitted pursuant to Chapter 17.16, notwithstanding the application of an M-C overlay zone on the same property.
- B. Additionally, the following uses may be permitted, provided that a conditional use permit is granted by the city in accordance with this chapter and Chapter 17.48 of this code:
  - 1. Automobile agency for the selling or leasing of new automobiles and the selling or leasing of secondhand automobiles on the same lot or parcel of land taken in as a trade-in on such new automobiles;
  - 2. Automobile service and repair performed in conjunction with an automobile agency under subdivision 1 of this subsection, or a retail auto parts sales business, run on the same parcel or run on an adjoining parcel and owned by the same person, firm, corporation, partnership or other legal entity. All such service and repairs must be incidental to a primary use of selling or leasing new automobiles or selling new automobile parts;
  - 3. Banks and financial institutions;
  - 4. Blueprinting and photocopying;
  - 5. Car wash;
  - 6. Church;
  - 7. Cleaners/laundromat;
  - 8. Coffee shop;
  - 9. Commercial off-street parking lots;
  - 10. Delicatessen;
  - 11. Employment agency;
  - 12. Fast-food restaurant;
  - 13. Gasoline service station;

14. Hospital;
15. Motorcycle agency for the selling or leasing of new motorcycle and the selling or leasing of secondhand motorcycles on the same lot or parcel of land taken in as a trade- in on such new motorcycles and repairs related to such new or secondhand motorcycles;
16. Offices (administrative, professional or service, including medical or dental offices and out-patient clinics;
17. Printing and publishing;
18. Public utility substations;
19. Research and development laboratories;
20. Retail stores;
21. Restaurants;
22. Restaurants with entertainment (entertainment permit required);
23. The retail sale, rental, lease and repair of automobiles, trucks, tractors, trailers, boats, mobilehomes, recreational vehicles, construction materials; or any other machinery or equipment determined by the city council to be of primary benefit to surrounding industrial activities, as opposed to machinery and equipment primarily sold to consumers at large;
24. Vocational school;
25. Wholesaling. (Ord. 545 541(part), 2(part), 1988; Ord. 542 49(part), 1987).

**17.20.040 Conditional use permit--Requirements:**

An application for a conditional use permit shall be filed by the applicant and considered by the city in accordance with Chapter 17.48. (Ord. 545 541(Part), 2(part), 1988; Ord. 542 59 (part), 1987).

**17.20.050 Application:**

- A. In addition to the information required by Section 17.48.030 in an application for a conditional use permit, the application shall be accompanied by a precise plan showing, to scale, the total floor space (indoor) and property area (outdoor) to be used; the proposed ingress, egress, parking facilities and landscape areas; the height, size, and location of any and all buildings, structures and appurtenances to be constructed on the property; all signs, or other advertising displays presently on the property and all such signs and advertising displays to be erected on the property; all areas to be used for out- side storage of materials, goods, equipment, or other matter; and a statement, describing the materials, goods, equipment or other matter to be so stored. with respect to all buildings, structures and appurtenances, floor space and parking facilities, the precise plan should delineate whether they will be used for uses permitted in the underlying industrial zone (hereinafter "industrial activities"), uses applied for under this chapter (hereinafter "nonindustrial activities"), or both.
- B. In addition, the application shall include a statement of the proposed hours of operation of nonindustrial activities and a general description of such activities and their relation to the surrounding industrial activities. (Ord. 545 551(part), Z(part), 1988; Ord. 542 59(part), 1987).

**17.20.060 Conditions of approval:**

In granting a conditional use permit under this chapter, the city may impose such conditions which it deems necessary and/or appropriate including, but not limited to, the following:

- A. Inclusion of additional parking facilities and/or separate means of traffic ingress and egress for nonindustrial activities;
- B. Inclusion of separate restrooms, waiting areas, offices, etc.;
- C. Requiring additional and/or differing utilities;
- D. Limiting hours of operation of nonindustrial activities; and

- E. Limiting outside storage of materials, goods, equipment, or other matter used in connection with the industrial activities on the property which is the subject of the hearing; and
- F. Designating the size, location, color, texture and height of any building, structure or sign to be constructed, altered, renovated, demolished or otherwise used for nonindustrial activities. (Ord. 545 51(part), 1988; Ord. 542 9 (part), 1987).

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