

Chapter 17.20

MANUFACTURING—COMMERCIAL OVERLAY ZONE (M-C OVERLAY)

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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-PD), 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 § 1, 1988; Ord. 542 § 9, 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 §§ 1, 2, 1988; Ord. 542 § 9, 1987)

17.20.030 Permitted uses.

The following uses are permitted on properties zoned M or M-A, 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 are 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:

- Banks and financial institutions;
- Blueprinting and photocopying;
- Car wash;
- Church;
- Cleaners/laundromat;
- Coffee shop;
- Commercial off-street parking lots;
- Delicatessen;
- Employment agency;
- Fast-food restaurant;
- Gasoline service station;
- Hospital;
- Offices (administrative, professional or service), including medical or dental offices and out-patient clinics;

Printing and publishing;
Public utility substations;
Research and development laboratories;
Restaurants; and
Retail stores. (Ord. 774 § 7, 2012; Ord. 745 § 4, 2008; Ord. 651 § 12, 2000; Ord. 545 §§ 1, 2, 1988; Ord. 542 § 9, 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 §§ 1, 2, 1988; Ord. 542 § 9, 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 outside 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 §§ 1, 2, 1988; Ord. 542 § 9, 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;

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 § 1, 1988; Ord. 542 § 9, 1987)