

## M54 GENERAL IMPACT INDUSTRIAL USE REGULATIONS

### 2540 INTENT.

The provisions of Section 2540 through Section 2549, inclusive, shall be known as the M54 General Impact Industrial Use Regulations. The M54 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses not having high nuisance characteristics may locate. Non-industrial uses which support industrial uses are permitted within the zone, particularly administrative, sales, and services uses. Typically, the M54 Use Regulations would be applied near rail and trucking facilities, or other locations where impacts associated with noise, odor and traffic would not impact on residential or commercial areas. All outdoor storage areas would be subject to screening regulations in Section 6706. Various applications of the M54 Use Regulations with appropriate development designators can create a large transportation-dependent industrial center or a small, geographically isolated grouping of a few small scale industrial uses.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

### 2542 PERMITTED USES.

The following use types are permitted by the M54 Use Regulations:

#### a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Emergency Shelters (see Section 6911)
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Veterinary, Large Animals
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Storage, Recreational Vehicles & Boats

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Building Maintenance Services  
Business Equipment Sales and Services  
Business Support Services  
Communications Services  
Construction Sales and Services (See Section 6300)  
Gasoline Sales  
Laundry Services  
Participant Sports and Recreation: Indoor  
Recycling Processing Facility, Wood and Green Materials  
Research Services  
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)  
Tree Crops  
Row and Field Crops  
Packing and Processing "Limited"  
Packing and Processing "Winery"  
Packing and Processing "General"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8283 (N.S.) adopted 7-21-93)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2543 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M54 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"  
Agricultural Services "14"  
Eating and Drinking Establishments "21"  
Food and Beverage Retail Sales "10"  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Light or Heavy "3"  
Wholesaling, Storage and Distribution: Heavy "14"  
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)  
 (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)  
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2544 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M54 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2545 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M54 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
 Child Care Center  
 Civic, Fraternal or Religious Assembly  
 Clinic Services  
 Cultural Exhibits and Library Services  
 Major Impact Services and Utilities