

SECTION 23. INDUSTRIAL DISTRICTS OR "I" DISTRICTS

- A. **GENERAL DESCRIPTION:** The purpose of this Zoning District is to provide locations for manufacturing and industrial uses in a manner which is compatible with neighboring uses and which protects the environment of the county.

Subject to the provisions of Sections 23.P and 30, none but the following uses, or uses which in the opinion of the Planning Commission are similar will be allowed. See Section 30.A.

- B. **USES PERMITTED WITHOUT A USE PERMIT EXCEPT WHEN THESE USES LISTED IN THIS SECTION EXCEED THE FOLLOWING THRESHOLDS, A USE PERMIT SHALL BE REQUIRED:**

1. If a use involves water quantity uses over three (3) gallons/minutes in a Critical Water Resources Overlay area, or
2. Through New Source Review, requires an Authority To Construct permit from the North Coast Unified Air Quality Management Board, or
3. Exceeds 65 dBA at the property line of a use, or
4. Requires a Regional Water Quality Control Board Discharge Permit, or
5. Any use which generates air emissions, liquid, solid or hazardous wastes, noise, offensive odors, smoke, dust or glare in a manner which may be detrimental to the public health, safety or welfare shall require a use permit.
 - Welding Shop
 - Plumbing Shop
 - Wholesale Sales and Storage
 - Warehouse and Mini Storage
 - Cabinet Shop
 - Auto Repair Shop
 - Agricultural uses, other than hog raising

- Office uses less than 5000 square feet
- Construction Storage Yards

Uses associated with publication operations, including:

- Printing
- Lithography and bookbinding
- Cartography
- Editorial and designing operations
- Bottling
- Machine Shop
- Public Utility Buildings and Yards
- Metal Fabrication

Limited retail uses in conjunction with manufacturing or industrial uses, when no more than 25 percent of the building's gross square footage is utilized for such purposes.

Heavy Equipment and Truck Repair Shop

Secondary Wood Processing Facility

C. USES PERMITTED SUBJECT TO SECURING A USE PERMIT IN EACH CASE:

- Power Generating Plants (exception: hydroelectric plants)
- Biomass Plants
- Cogeneration Plants
- Geothermal Facilities
- Coal Refining and Processing Plants
- Nuclear Power Plants (Fusion and Fission Processes)
- Lumber Mill
- Hazardous Waste Treatment Facilities
- Hazardous Waste Haulers

- Septage Hauler/Disposal
- Office Use over 10,000 square feet
- Commercial excavation of stone or earth materials
- Mining Operation
 - Batch Plants
 - Concrete Plants
 - Rock Crushers
 - Drilling for and/or removal of oil or gas
 - Manufacture and storage of explosives
 - Distillation of bones, fat rendering, food processing, fish canning and other uses of the same character.
 - Dumping, disposal, reduction of garbage, sewage, offal, dead animals or refuse.
 - Hog raising
 - Junk yards, wrecking yards, salvage yards.
 - Manufacture of acids, cement, fertilizer, gas, glue, gypsum, inflammable fluids or gases, refining of petroleum and its products, smelting of copper, iron, tin, zinc, and other ores, and other uses which do not meet the performances standards set out in this Ordinance.
 - Bulk storage of oil and gasoline (including tank farms).
 - Other uses found to be similar in nature as determined by the Planning Commission.

D. ACCESSORY BUILDINGS AND USES:

Accessory buildings and uses normally incidental to the uses permitted, including residential caretaker unit (PW-01-06), associated with a use. "Watchman's Quarters" Resolution No. PC-2001-01. See attached copy.

E. SIGNS:

Signs not exceeding fifteen (15) square feet advertising sale or lease of property upon which sign is displayed may be permitted. Other onsite signs are as stated in the county Sign Ordinance.

- B. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED:
One half (1/2) acre. (See land use elem. matrix).
- G. MINIMUM LOT WIDTH REQUIRED: One hundred (100) feet.
- H. MAXIMUM ALLOWABLE LOT COVERAGE BY ALL STRUCTURES: Sixty (60) percent.
- I. MAXIMUM ALLOWABLE HEIGHT: Forty-five (45) feet.
- J. MINIMUM FRONT YARD REQUIRED: Twenty-five (25) feet.
- K. MINIMUM SIDE YARD REQUIRED: Ten (10) feet.
- L. MINIMUM REAR YARD REQUIRED: Ten (10) feet.
- M. GENERAL REQUIREMENTS:
 - 1. Parking requirements, see Section 30.I.
 - 2. Minimum setbacks for yards shall be maintained unless the criteria in Section 30.F. apply.
 - 3. Additional height may be approved upon obtaining a use permit if gross floor area ratio to building site does not exceed 5:1.
 - 4. All uses shall conform to the performance standards set out in the Industrial Zone Development Standards.
- N. DRAINAGE: A Drainage Plan shall be submitted to and approved by the Department of Transportation prior to the issuance of building or use permit(s).
- O. ENCROACHMENT PERMIT: Encroachment permits shall be obtained from the Department of Transportation prior to the issuance of building permits when projects create a new entrance onto a county road.
- P. INDUSTRIAL ZONE PERFORMANCE STANDARDS:
 - 1. General Requirements
 - a. Use Restrictions
 - 1) Removal of Structures

Residential uses are allowed with a use permit, provided they are located on the second story or rear one-half of any building used for industrial or commercial purposes.

2) Access to Local Streets Prohibited.

No vehicular access shall be permitted to a local street from an industrial through lot which also has frontage on a highway or collector county road.

b. Building Development Standards

1) Exterior Walls

All building surfaces facing or abutting on residential property shall be constructed of material complementing the rural character of the community, and shall be maintained in a neat and presentable condition throughout the life of the building.

2) Street Setbacks, Street Widening and Extensions

The front and side street setbacks shall be measured from the right-of-way or easement line, or lot line, whichever is more restrictive. Additional setback area to accommodate a 60 foot right-of-way (30 feet each side of centerline) for road improvements shall be required unless it can be shown that all elements of the design cross section, drainage, utility accommodations and border areas can be contained in a lesser width, subject to the review and approval of the Director of Transportation.

2. Property Development Standards

a. Landscaping

1) A landscaping plan shall be submitted to the Director of Planning for approval prior to issuance of a building permit.

2) All required yards abutting upon public roads shall be landscaped with trees, shrubs, or planted ground cover. These plants shall be maintained in a neat and orderly manner at all times. All open and unlandscaped portions of any site shall be graded for proper drainage and maintained in a good condition free from weeds, trash and debris.

b. Fences and Walls

- 1) No fence or wall six feet or greater in height shall be constructed without first obtaining a building permit.
- 2) No electrified fence shall be constructed.
- 3) No fence or wall shall exceed eight feet in height.

c. Walls Adjacent to Residential Use

- 1) Where the site abuts a residential district, school or park, a solid decorative rustic-looking wall not less than six feet in height shall be constructed and maintained along the property lines adjoining said residential district, school or park.

d. Lighting

- 1) Any lighting provided shall be directed away from all surrounding land uses and public rights-of-way.
- 2) Lighting shall be the minimum necessary to provide for involved, safety and adequate security for the use involved.

e. Trash Enclosures

- 1) All trash, loading and storage areas shall be enclosed with materials architecturally compatible with the main building and located so as not to be visible from any public rights-of-way or neighboring areas.
- 2) Trash bins shall remain in the enclosures except during trash pickup.

f. Loading Operations

- 1) Off Street Loading Space. Sufficient off street loading space shall be provided and maintained for the pickup and delivery of goods. Each off street loading space shall be so arranged that it will not impede traffic circulation within the parking area and will not block parking stalls.
- 2) Loading operations shall not be permitted on any street or alley, which also serves a residential district.

- 3) Loading facilities and gates shall be located in such a manner so as not to cause traffic congestion or to interrupt the normal flow of traffic on public rights-of-way. Adequate space shall be provided on-site for maneuvering and turn around of tracks and other loading vehicles.
- 4) Loading facilities shall be located in such a manner that all loading operations take place completely within the property lines of the site.