ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

SECTION 11.1. INTENT.

A. It is the intent of the Board of Supervisors in amending this article to:

1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base;

2. Provide the necessary improvements to support industrial growth;

3. Insure that new industry is compatible with uses on adjacent lands; and,

4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

SECTION 11.2. USES PERMITTED.

A. Agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring.

B. The following uses are permitted provided a plot plan is approved pursuant to the provisions of Section 18.30 of this ordinance.

1. The following industrial and manufacturing uses:

a. Food Products:

1) Meat and poultry products, not including meat packing or slaughtering.

2) Dairy products, not including dairies.

3) Canning and preserving fruits and vegetables.

4) Grain and bakery products.

5) Sugar and confectionery products.

6) Nonalcoholic beverages.

7) Ice.

b. Textile Products:

1) Cotton, wood, and synthetic weaving and finishing mills.

2) Wearing apparel and accessory products.

3) Knitting mills.

4) Floor covering mills.

5) Yarn and thread mills.

c. Lumber and Wood Products:

1) Saw and planing mills.

2) Manufacture of containers and crates.

3) Fabrication of wood buildings and structures.

4) Lumber yards.

5) Manufacture of furniture and fixtures including cabinets, partitions and similar items.

6) Fabrication of manufactured housing and mobilehome.

d. Paper Products:

1) Paper and paperboard mills.

2) Manufacture of containers and boxes.

3) Paper shredding.

4) (Deleted)

5) Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.

6) Binding of books and other publications.

e. Chemicals and related products:

1) Manufacture of organic and inorganic compounds, not including those of a hazardous nature.

2) Manufacture of drugs and pharmaceuticals.

3) Soaps, cleaners, and toiletries.

4) Manufacture of agricultural chemicals, not including pesticides and fertilizers.

f. Leather Products:

1) Tanning and finishing of leather.

2) Manufacture of handbags, luggage, footwear, and other personal leather goods.

g. Stone, Clay, Glass, and Concrete Products:

1) Stone cutting and related activities.

2) Pottery and similar items.

3) Glass blowing, pressing and cutting.

4) Glassware products.

5) Manufacture of concrete, gypsum, plaster and mineral products.

h. Metal Products:

1) Manufacture of cans and containers.

2) Cutlery, tableware, hand tools, and hardware.

3) Plumbing and heating items.

4) Wrought iron fabrication.

5) Manufacture and assembly of fencing.

6) Machine, welding, and blacksmith shops.

7) Metal stamps and forged metal products.

8) Fabrication of metal buildings.

9) Manufacture of ordnance and firearms, not including explosives.

10) Jewelry.

i. Machinery:

1) Engines, turbines, and parts.

2) Farm, garden construction, and industrial machinery.

3) Office and computing machines.

4) Refrigeration and heating equipment.

5) Equipment sales, rental, and storage.

j. Electrical Equipment:

1) Electrical and electronic apparatus and components.

2) Appliances.

3) Lighting and wiring.

4) Radio, television, and communications equipment.

5) Musical and recording equipment.

k. Transportation and Related Industries:

1) Vehicles, aircraft, boats and parts manufacture.

2) Railroad equipment.

3) Motorcycles, bicycles, and parts manufacture.

4) Travel trailers and recreational vehicles manufacture.

5) Draying, freighting, and trucking operations.

05-06-99 (Ord. 348.3857) Repealed

6) Railroad yards and stations.

7) Vehicle storage and impoundment.

8) Trailer and boat storage.

l. Engineering and Scientific Instruments:

1) Measuring devices, watches, clocks, and related items.

2) Optical goods, medical instruments, supplies, and equipment and photography equipment.

m. Industrial Uses:

1) Cotton ginning.

2) Public utility substations and storage yards.

3) Heliports.

4) Building movers storage yard.

5) Mini warehouses.

6) Warehousing and distribution.

7) Communications and microwave installations.

8) Cold storage plant.

9) Contractor storage yards.

2. The following service and commercial uses:

a. Banks and financial institutions.

b. Blueprint and duplicating services.

c. Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.

d. Laboratories, film, medical, research, or testing centers.

e. Office equipment sales and service.

f. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.

g. Parking lots and parking structures.

h. Restaurants and other eating establishments.

i. Vehicle and motorcycle repair shops.

j. Barber and beauty shops.

k. Body and fender shops, and spray painting.

l. Building materials sales yard.

m. Day care centers.

n. Health and exercise centers.

o. Hardware and home improvement center.

p. Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; construction offices

and caretakers quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, in lieu of any other one-family dwelling located on the same parcel as a permitted industrial use.

q. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.

r. Nurseries and garden supply stores.

s. Car and truck washes.

t. Signs, on-site advertising.

u. Feed and grain sales.

v. Truck and trailer sales and rental.

w. Fortune telling, spiritualism, or similar activity.

x. Mobilehome sales lots.

y. Recycling collection facilities.

z. Churches, temples, or other structures used primarily for religious worship.

Amended Effective:
11-30-95 (Ord. 348.3753)

C. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:

1. Meat packing plants, not including slaughtering or rendering of animals.

2. Cemeteries, crematories, and mausoleums.

3. Paper storage and recycling, not within a building.

4. Brewery, distillery, or winery.

5. Acid and abrasives manufacturing.

6. Fertilizer production, organic or inorganic.

7. Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.

8. Paints and varnishes manufacturing and incidental storage.

9. Concrete batch plants and asphalt plants.

10. Recycling processing facilities.

11. (Deleted)

12. Airports.

13. Poultry and egg processing.

14. Recycling of wood, metal, and construction wastes.

15. Natural gas storage, above ground.

16. Drive-in theaters.

17. Disposal service operations, not including transfer stations.

18. Draying, freighting and trucking operations.

19. Solar power plant on a lot 10 acres or larger.

20. Parolee-Probationer Home developed in accordance with the standards set forth in Section 18.52. of this ordinance.

Added Effective:
05-06-99 (Ord. 348.3857) Ord. 348.4744 Item 16.1 of 06/19/12 (Effective Date 07/19/12)
Ord. 348.4705 Item 16.2 of 11/08/11 (Effective Date 12/08/11)

D. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to County Ordinance No. 555.

E. (Deleted)

Amended Effective:
Ordinance No. 348.4911 Item 21.1 of 09.10.19 (Effective Date: 10.10.19)

F. Sex-oriented businesses, subject to the provisions of County Ordinance No. 743. The uses listed in Subsections A., B. and C. do not include sex-oriented businesses.

Amended Effective:
03-01-94 (Ord. 348.3584)

G. Any use that is not specifically listed in Subsections B. and C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls.

H. Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 11.2 pursuant to the provisions set forth in Article XIXm of this ordinance including, but not limited to, permit processing, location, standards and approval requirements.

Amended Effective:
01-29-85 (Ord. 348.2443)
07-16-85 (Ord. 348.2496)
04-04-87 (Ord. 348.2669)
05-04-89 (Ord. 348.3023)
06-20-89 (Ord. 348.3043)
07-11-89 (Ord. 348.3047)
03-01-94 (Ord. 348.3584)
11-30-95 (Ord. 348.3753)
05-06-99 (Ord. 348.3857)
Ord. 348.4931 Item 21.1 of 11/10/2020 (Effective Date 12/10/2020)

SECTION 11.3. PLANNED INDUSTRIAL DEVELOPMENTS.

Planned industrial developments are permitted provided a land division has been approved pursuant to Riverside County Ordinance No. 460.

SECTION 11.4. DEVELOPMENT STANDARDS.

The following development standards shall apply in the M-SC Zone.

A. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.

B. Setbacks.

1. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.

2. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.

3. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.

4. Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.

C. Height Requirements. The height of structures, including buildings, shall be as follows:

1. Structures shall not exceed 40 feet at the yard setback line.

2. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance.

3. Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of this ordinance.

4. Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance.

D. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.

E. Landscaping.

1. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.

2. A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.

3. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.

F. Parking Areas. Parking areas shall be provided as required by Section 18.12. of this ordinance.

G. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.

H. Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping.

I. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.

J. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.

K. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

SECTION 11.5. EXCEPTIONS TO DEVELOPMENT STANDARDS.

The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

SECTION 11.6. MANUFACTURING PLOT PLAN.

Applications for a plot plan shall be made pursuant to the provisions of Section 18.30 of this ordinance and in addition to the requirements of that section, the application shall contain:

A. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.

B. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

Amended Effective:
01-15-64 (Ord. 348.251)
03-30-65 (Ord. 348.356)
11-10-65 (Ord. 348.401)
05-14-69 (Ord. 348.628)
05-04-72 (Ord. 348.1023)
11-07-74 (Ord. 348.1377)
12-10-75 (Ord. 348.1481)
09-08-77 (Ord. 348.1588)
06-29-78 (Ord. 348.1647)
08-29-78 (Ord. 348.1664)
04-12-79 (Ord. 348.1688)
07-26-79 (Ord. 348.1702)
11-29-79 (Ord. 348.1729) operative 1-1-80)
07-21-83 (Ord. 348.2202)
01-29-85 (Ord. 348.2443)
09-05-89 (Ord. 348.3053)
03-01-94 (Ord. 348.3584)