



CHAPTER 13.10 ZONING REGULATIONS

PART III. DISTRICTS

ARTICLE IV. INDUSTRIAL DISTRICTS

Changes to SCCC 13.10.341 – 346 include modifications to follow the form and language of other zone districts, as well as several substantive changes to allowed uses.

13.10.341 Purposes of industrial districts.

13.10.342 Uses in industrial districts.

13.10.343 Development standards for in industrial districts.

13.10.344~~5~~ Special standards and conditions for industrial districts.

13.10.345~~4~~ Public facilities requirements for industrial districts.

13.10.346 Other standards and conditions for industrial districts.

SCCC 13.10.341 has been updated to clarify that future industrial uses are expected in Santa Cruz County, although perhaps not at the scale of industrial plants. Also updated to add the key purpose of efficient freight and goods movement, in alignment with General Plan policies.

13.10.341 Purposes of industrial districts.

In addition to the general objectives of this chapter, the M Industrial Districts are included in the zoning ordinance to achieve the following purposes:

(A) General Purposes.

- (1) To reserve appropriately located areas for mineral extraction and for industrial ~~plants-land~~ uses and related activities, so as to encourage the productive utilization of the County's natural resources, efficient freight and goods movement, and industrial ~~provide~~ employment for County residents.
- (2) To protect areas appropriate for industrial use from intrusion by dwellings and other inharmonious uses.
- (3) To minimize the impact of industrial ~~plants-land~~ uses on nearby residential, agricultural and commercial properties by encouraging nuisance-free, nonhazardous industrial uses through the control of noise, odor, dust, dirt, smoke, vibration, heat, glare, truck and rail traffic and



other objectionable influences and from fire, explosion, noxious fumes, radiation and other hazards associated with certain industrial uses.

- (4) To provide locations for certain types of industrial ~~plants~~ land uses to concentrate in mutually beneficial relationships.
 - (5) To provide adequate space to meet the needs of modern industrial development, including areas for off-street parking, truck and rail loading, and landscaping.
 - (6) To minimize traffic congestion and to avoid the overloading of utilities by preventing the development of excessively intense industrial uses or the construction of buildings of excessive size in relation to available public facilities.
 - (7) To maximize efficient energy use and energy conservation in industrial districts, and to encourage the use of locally available renewable energy resources.
- (B) Specific M-1 Light Industrial District Purposes. To provide areas for light industrial facilities such as assembly and other types of manufacturing which have no potential for major pollution, adverse visual impacts, or nuisance or hazard factors.
- (C) Specific M-2 Heavy Industrial District Purposes. To provide areas for heavy industrial facilities such as lumber mills and major manufacturing or processing plants; to provide standards for their establishment and operation; and to ensure their compatibility with the environment, supporting public services, and adjacent land uses.
- (D) Specific M-3 Mineral Extraction Industrial District Purposes.
- (1) To identify the location of rock, sand, gravel and other mineral resources within the County of Santa Cruz which are valuable to the orderly and economic development of the County and region.
 - (2) To conserve mineral resources for future use; and to ensure that the recovery of these resources is not preempted by other uses of the land on which they are located, or by the introduction of noncompatible uses on other lands in the immediate vicinity.
 - (3) To give public notice of the intent to preserve and plan for the continued or ultimate use of mineral resources and proposed access thereto.
 - (4) To allow the orderly economic extraction of minerals by designating the sites of existing and potential mines and allowing for the establishment, operation, expansion and reclamation of mineral extraction facilities and sites with minimum adverse impacts on aquifers, streams, scenic values, and surrounding land uses.



The Industrial Uses Chart and code text has been updated to reference the new permit processing as identified in Chapter 18.10 SCCC. Language regarding principally permitted uses in the coastal zone was removed as this language has been consolidated into one section in SCCC 13.20.121. Reference to timber harvesting was removed; since this use is not in the Industrial Uses Chart, it is not allowed in this zone district. Use conditions have been added, consistent with other zone district code sections.

Allowed uses in the industrial districts include the following substantive changes: Modernized language in automobile fuel and service stations, commercial uses, and infrastructure and utility sections, in alignment with commercial zone district code; and new line items for "wet labs" and "dry labs," in anticipation of more tech- and medical-focused employment, as well as a new line item for "handmade product fabrication and sale" which includes industrial art studios and cooperative "maker" spaces.

The "Manufacturing, heavy" category was removed, since manufacturing uses are light industrial; these uses are now within the light industrial section of the chart. The level of review for warehouses in M-1 was decreased from Level 5 to AUP (use permit with public notice but no hearing), given that warehouses are an expected and common use type in the M-1 district.

Clarification was added that live/work situations are not currently allowed aside from manager's unit; this will be explored per General Plan implementation strategy BE-3.2b. Clarification was also added that transit stations in the M2 and M3 zones must be for freight use only. Typos were corrected regarding commercial cannabis use in the coastal zone; specifically, Class 3 manufacturing and Class 1 distribution review levels inside the coastal zone were updated to be at least as high as review levels outside the coastal zone (existing code has lower review levels inside the coastal zone for these uses).

13.10.342 Uses in industrial districts.

(A) Principal Permitted Uses:

(1) In the Coastal Zone, the principal permitted uses in the industrial districts shall be as follows:

M-1 small light industrial facilities;

M-2 light industrial facilities in general;

M-3 mining, agriculture, and timber harvesting including appurtenant accessory uses and structures.



(2) Principal permitted uses are all denoted as uses requiring a Level IV or lower approval or a mining permit (M) in the industrial uses chart in subsection (B) of this section. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20-SCCC relating to Coastal Zone permits, and in some cases pursuant to Chapter 13.20-SCCC, any development is appealable.

(BA) Allowed Uses.

(1) ~~The uses allowed in the industrial districts shall be as provided in the following Industrial Uses Chart. Certain disallowed uses that are preexisting on a parcel may be considered legal nonconforming uses. See SCCC 13.10.260 and 13.10.261 for regulations regarding legal nonconforming uses.~~

~~(B) Use permits. A discretionary approval for an allowed use is known as a "use permit approval" and is given as part of a development permit for a particular use. Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the Industrial Uses Chart. The type of permit processing review, or "approval level," required for each use in each of the industrial zone districts is indicated in the chart. The processing procedures and findings for development use permits and for the various approval levels are detailed in Chapter SCCC 18.10-SCCC, Discretionary Permit and Approval Procedures. For the purposes of this chapter, a mining permit approval is a use permit approval.~~

~~(2) Timber harvesting and associated operations, requiring approval of a timber harvesting plan by the California Department of Forestry, are not allowed uses in the Public and Community Facility Zone District.~~

~~(C) Other discretionary permits. Physical site development may require a site development permit pursuant to SCCC 13.11.035, a Coastal Development Permit pursuant to SCCC 13.20.050, or other discretionary review.~~

~~(D) Industrial Uses Chart. Allowed uses and permit requirements for industrial zone districts are identified in the following chart. Uses that are not specifically identified in the chart but are determined by the Planning Director to be of the same general character as an identified use, may be permitted subject to the same permit requirements as the identified use.~~



Table 13.10.342-1: Industrial Uses Chart

KEY:
P Permitted by right: Use is allowed without a use permit
ZC Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required
MUP Minor Use Permit: Discretionary permit, no public notice
AUP Administrative Use Permit: Discretionary permit with public notice
CUP Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.
MP Mining Permit issued in accordance with ~~SCCC Chapter 16.54~~ SCCC, Mining Regulations.
A Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complimentary use.
NA Use not allowed in this zone district.

USE	PERMIT REQUIRED BY ZONE ¹			REFERENCES AND NOTES
	M-1	M-2	M-3	
Agricultural Uses				
Agricultural service establishment	AUP	CUP	NA	13.10.700-A
Mushroom growing in structures	AUP	CUP	NA	13.10.634
Automobile Fuel and Service Stations				
Automobile fuel/service stations	CUP	CUP	NA	Car washes allowed
Electrical vehicle charging station	P	P	P	
Commercial Cannabis Cultivation, Manufacturing, and Distribution				
<i>All uses subject to SCCC 13.10.650 (non-retail commercial cannabis) and with a license pursuant to SCCC 7.128.</i>				
Indoor cultivation: existing legal structure	MUP ^{RG,N}	MUP ^N	MUP ^N	^{RG} : ZC for cultivation in existing non-greenhouse structures in the Rodeo Gulch overlay. ^N : AUP if adjacent parcel is developed with a residential structure in the PR, A, TP, SU, or any residential zone district.
Indoor cultivation: new structure <2,000 sf 2,000-20,000 sf >20,000 sf	AUP CUP CUP-PC	CUP CUP CUP-PC	CUP CUP CUP-PC	New structures not permitted in the coastal zone and 1-mile buffer.
Water tank	MUP ^A	MUP ^A	MUP ^A	Accessory to cannabis cultivation.
Outdoor cultivation (including hoop houses)	NA	NA	CUP*	*: Outdoor cultivation permitted only in conjunction with adoption or amendment of a reclamation plan.
Manufacturing, Class 1 or 2: existing legal structure	AUP ^{RG}	AUP	AUP	^{RG} : ZC for manufacturing in existing legal structures in the Rodeo Gulch overlay.
Manufacturing, Class 3: existing legal structure				



USE	PERMIT REQUIRED BY ZONE ¹			REFERENCES AND NOTES
	M-1	M-2	M-3	
<u>Outside coastal zone + 1-mile buffer</u> <u>Inside coastal zone + 1-mile buffer</u> <2,000 sf 2,000-20,000 sf >20,000 sf	AUP AUP CUP CUP-PC	CUP CUP CUP CUP-PC	MUP AUP AUP CUP	
<u>Manufacturing, Class 1, 2 or 3: new structure</u> <2,000 sf 2,000-20,000 sf >20,000 sf	AUP CUP CUP-PC	AUP CUP CUP-PC	MUP MUP MUP	<u>New structures not permitted in the coastal zone and 1-mile buffer.</u>
<u>Distribution, Class 1: existing legal structure</u>	ZC	ZC	ZC	
<u>Distribution, Class 2: existing legal structure</u>	ZC	ZC	ZC	
<u>Distribution, Class 1 or 2: new structure</u> <2,000 sf 2,000-20,000 sf >20,000 sf	AUP CUP CUP-PC	AUP CUP CUP-PC	AUP CUP CUP-PC	<u>New structures not permitted in the coastal zone and 1-mile buffer.</u>
<u>Distribution, transport only</u>	P	P	P	
Commercial Uses				
<u>Offices or retail sales incidental to an allowed use</u>	AUP ^A	AUP ^A	AUP ^A	
<u>Retail - recreational sales and rentals (bikes, surf gear, etc)</u>	MUP	NA	NA	
<u>Sales and Services – Requiring Large Sites, Truck Traffic, Vehicle Storage</u> (Not otherwise listed in the industrial uses chart)	See C-4 Use Chart	See C-4 Use Chart	NA	See SCCC 13.10.332 for C-4 use chart.
Industry, light				
<u>Assembly, including compounding, packaging, or processing of medical appliances, small electric appliances, ceramic products, small scale consumer goods (not including large appliances or durable goods), cosmetics and soaps (not including rendering of fats or oils), electrical equipment, supplies, or components, scientific, medical or drafting instruments</u>	AUP	CUP	NA	
<u>Food processing and packaging, foods and food products, manufacturing, including bottling works, breweries, distilleries and wineries, cold storage, dairy products plants, canning and packing, or including fruits and vegetables</u>	CUP	AUP	NA	



USE	PERMIT REQUIRED BY ZONE ¹			REFERENCES AND NOTES
	M-1	M-2	M-3	
<u>Hand-made product fabrication and sale (glass blowing, metal working, pottery kilns, textiles, etc)</u>	AUP	CUP	CUP	Includes industrial art studios and cooperative "maker" spaces.
<u>Machine shops (involving the use of drop hammers, automatic screw machines or punch presses with a rated capacity of over 20 tons)</u>	CUP	AUP	NA	
<u>Manufacture of low-impact materials such as ice, mattresses, musical instruments, optical goods, dental products, electric and neon signs</u>	AUP	CUP	NA	
<u>Manufacturing and processing fabrication and assembly of the following products provided that no environmental hazard is created: products of cement, nonhazardous chemicals, clay, graphite, leather, metal, paper, rubber, stone, wood.</u>	CUP	AUP	NA	Products include but are not limited to aircraft, automobiles, building materials, candles, carpets, animal feed, glass, machinery, metal alloys, motors and generators, large appliances, textiles, cutlery, hardware and hand tools; die and pattern making; and extrusion of small products such as jewelry.
<u>Manufacturing involving chemicals, such as drugs and pharmaceuticals, photographic developing and printing plants, textile bleaching and dyeing, semiconductors or other electronic components involving hazardous substances</u>	CUP	AUP	NA	
<u>Metal casting, painting, sandblasting, finishing and plating</u>	CUP	AUP	NA	
<u>Metal Welding shops</u>	CUP	AUP	NA	
<u>Research and Development Laboratory - Dry</u>	MUP	MUP	NA	13.10.700-L
<u>Research and Development Laboratory - Wet</u>	AUP	AUP	NA	13.10.700-L
<u>Sheet metal products, light, including heating and ventilating ducts, cornices and eaves</u>	AUP	CUP	NA	
<u>Warehouses (except for the storage of flammable liquids), storage and baling of metal, paper or rags within an enclosed structure</u>	AUP	MUP	MUP	
<u>Woodworking, such as cabinet-making shops, furniture manufacture, sash and door manufacturing, including only incidental mill work, operated within a completely enclosed structure</u>	CUP	AUP	NA	



USE	PERMIT REQUIRED BY ZONE ¹			REFERENCES AND NOTES
	M-1	M-2	M-3	
Industry, heavy				
<u>Foundries, metal smelting, reduction refining, alloying, rolling, drop forges</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	
<u>Incinerators</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	
<u>Industrial operations involving hazardous chemicals (including manufacturing of hazardous chemical products, asphalt, cement, fertilizer, fish products, paint products, paper, plaster, soap, etc.)</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	
<u>Recycling of petroleum-based products</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	
<u>Storage of potentially hazardous materials (explosives, fireworks, flammable liquids, gas, junk yards, manure, petroleum products, slag piles, rawhides, used building materials)</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	
<u>Wood processing (planing mills, sawmills and treatment plants, wood pulp reduction and distillation)</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	
Infrastructure and Utilities				
<u>Energy Cogeneration</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>13.10.700-C</u>
<u>Transit station</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Includes repair or servicing of transit vehicles.</u> <u>Freight service only (no commuter or recreational transit stations) in M-2 or M-3.</u>
<u>Utility facility</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Includes private and public utilities, energy facilities, microgrids, and cogeneration.</u> <u>13.10.700-C, -E, -M</u>
<u>Wireless communications facilities</u>	<u>ZEP/CUP</u>	<u>ZEP/CUP</u>	<u>ZEP/CUP</u>	<u>Certain types of wireless facilities are permitted by right with a ZC. See 13.10.660 et seq. Subject to SCCC 13.10.660 through 13.10.664, inclusive</u>
Mining Uses (SCCC 16.54)				
<u>Mining, quarrying, and commercial extraction of rock, sand, gravel, earth, clay and similar materials, and the storage, stockpiling, processing, distribution and sale thereof; including the installation and operation of facilities and apparatus to process, store, and</u>	<u>NA</u>	<u>NA</u>	<u>MP</u>	



USE	PERMIT REQUIRED BY ZONE ¹			REFERENCES AND NOTES
	M-1	M-2	M-3	
<u>ship rock, sand, gravel and other mineral products; shops and garages for the repair and maintenance of equipment and storage warehouses as are necessary to conduct the uses permitted</u>				
<u>Mine reclamation or reuse, such as backfilling with inert materials, or other productive non-residential reuse including agricultural uses subject to the regulations of the A District, timber harvesting, light or heavy industry, etc.</u>	NA	NA	MP	
<u>Concrete batching plants; Manufacture of cement</u>	NA	NA	MP ^A	<u>Industrial uses related to processing or fabrication of a finished product from quarried or mined materials, where associated with the principal use of the property for quarry purposes, located on the same site, and included in the provisions of a mining permit</u>
<u>Manufacture of concrete products and pressed structural units in conjunction and concurrent with excavation on the site</u>	NA	NA	MP ^A	
<u>Mixing plants for asphaltic concrete</u>	NA	NA	MP ^A	
<u>Other similar uses relating to the extraction or processing of rock, sand, gravel, or minerals</u>	NA	NA	MP ^A	
<u>Mine-related concurrent uses, such as: sanitary landfills; septage disposal; retail sales of mine related products; offices; public utility facilities; fire protection facilities</u>	NA	NA	MP ^A	
<u>Mine site interim uses, such as agricultural uses subject to the regulations of the A District or timber harvesting.</u>	Allowed at approval levels required by SCCC 13.10.312			
Housing and Accessory Uses				
<u>Manager's unit</u>	AUP ^A	AUP ^A	AUP ^A	<u>Limit of one, ancillary to industrial use. On-site manager must be under a contract describing compensation and duties. No other live/work use allowed.</u>
<u>Family day care home</u>	P ^A	P ^A	P ^A	<u>Serving up to 14 children. Must be associated with existing nonconforming dwelling unit. 13.10.700-D; 13.10.613</u>

1. Table indicates use permits only. Other discretionary permits may be required.

INDUSTRIAL USES CHART

KEY: M-1, M-2 AND M-3 ZONE DISTRICTS





- P = Principal permitted use (see subsection (A) of this section); no use approval necessary if P appears alone
- A = Use must be ancillary and incidental to a principal permitted use on the site
- F = Subject to the additional findings require in SCCC 13.10.345(B)
- M = Mining permit required (Level VI; see Chapter 16.54 SCCC, Mining Regulations)
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- ‡ = Level IV for projects of less than 2,000 square feet;
- - Level V for projects of 2,000 to 20,000 square feet;
- Level VI for projects of over 20,000 square feet

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INDUSTRIAL USES CHART

USES	M-1	M-2	M-3
Accessory structures, nonhabitable, including:	4/5/6‡	4/5/6‡	4/5/6‡
Outdoor storage, incidental, screened from public streets	-	-	-
Parking, on site, developed in accordance with <u>SCCC 13.10.550</u> et seq.	-	-	-
Signs in accordance with <u>SCCC 13.10.581</u> , Storage, incidental, or nonhazardous materials within an enclosed structure	-	-	-
Accessory structures, habitable, including:	4	4	4
Watchman’s living quarters, one, located on the same site and incidental to an allowed use	-	-	-
Agricultural service establishments	5	5	—
Automobile services, including:	4/5/6‡	4/5/6‡	—
Automobile service stations	-	-	-
Automobile and truck repair shops, including body work, painting, and overhauling (minimum Level V required if operated partly out of doors and not screened from public streets)	-	-	-
Gasoline stations	-	-	-
Tire retreading and recapping services	-	-	-
Cannabis cultivation (subject to <u>SCCC 13.10.650</u>)[†]	-	-	-



Indoor cultivation (existing legal structure, other than greenhouse)	-	-	-
< 10,000 square feet	1 ^{RG} /3/4 ^N	3/4 ^N	3/4 ^N
> 10,000 square feet	1 ^{RG} /3/4 ^N	3/4 ^N	3/4 ^N
New indoor cultivation structure (other than greenhouse)	-	-	-
Outside Coastal Zone and 1 mile buffer	-	-	-
< 2,000 square feet	4	5	5
2,000—20,000 square feet	5	5	5
> 20,000 square feet	6	6	6
Inside Coastal Zone and 1 mile buffer	—	—	—
Greenhouse (existing legal), conversion, replacement, reconstruction, or structural alteration	-	-	-
< 10,000 square feet	3/4 ^N	3/4 ^N	3/4 ^N
> 10,000 square feet	3/4 ^N	3/4 ^N	3/4 ^N
Greenhouse (new)	-	-	-
Outside Coastal Zone and 1 mile buffer	-	-	-
< 2,000 square feet	4	5	5
2,000—20,000 square feet	5	5	5
> 20,000 square feet	6	6	6
Inside Coastal Zone and 1 mile buffer	—	—	—
Water tank (accessory to cannabis use)	3	3	3
Outdoor cultivation (or new or existing hoop house)	—	—	5 ^{**}
Cannabis Manufacturing (subject to <u>SCCC 13.10.650</u>)^F	-	-	-
Classes 1—2	-	-	-
Outside Coastal Zone and 1 mile buffer, existing legal structure	1 ^{RG} /4	4	4
Inside Coastal Zone and 1 mile buffer, existing legal structure	1 ^{RG} /4	4	4
Class 3	-	-	-
Outside Coastal Zone and 1 mile buffer, existing legal structure	4	5	3
Inside Coastal Zone and 1 mile buffer, existing legal structure	-	-	-
< 2,000 square feet	4	4	4
2,000—20,000 square feet	5	5	4
> 20,000 square feet	6	6	5
Classes 1—3	-	-	-
Outside Coastal Zone and 1 mile buffer, new legal structure	-	-	-
< 2,000 square feet	4	4	3
2,000—20,000 square feet	5	5	3
> 20,000 square feet	6	6	3
Cannabis Distribution (subject to <u>SCCC 13.10.650</u>)^F	-	-	-



Class 1	-	-	-
Outside Coastal Zone and 1-mile buffer	-	-	-
Existing legal structure	1 ^{RG} /3	3	3
New structure	4/5/6 [*]	4/5/6 [*]	4/5/6 [*]
Inside Coastal Zone and 1-mile buffer	-	-	-
Existing legal structure	1	1	1
New structure	—	—	—
Class 2	-	-	-
Outside Coastal Zone and 1-mile buffer	-	-	-
Existing Legal structure	1	1	1
New structure	4/5/6 [*]	4/5/6 [*]	4/5/6 [*]
Inside Coastal Zone and 1-mile buffer, existing legal structure	1	1	1
Transport Only	P	P	P
^F With a license appropriate for zoning classification pursuant to Chapter 7.128 SCCC. No new non-retail commercial cannabis structures may be permitted in the Coastal Zone and 1-mile buffer.			
^N Level 4 approval applies to all use permits where the parcel is adjacent to another parcel zoned PR or a parcel zoned A, AP, RA, RR, R-1, RB, RM, TP, SU which contains a residential structure.			
^{RG} Must be located within the Rodeo Gulch Zoning Overlay.			
^{**} Outdoor (including hoop house) cultivation may be permitted only in conjunction with adoption or amendment of a reclamation plan.			
Commercial services, general, indoor, as allowed in the C-4 District (see chart, SCCC 13.10.332(B))	4/5/6 [*]	4/5/6 [*]	—
Commercial services, general, involving outdoor use or heavy trucking, as allowed in the C-4 District (see chart SCCC 13.10.332(b)), and also including:	4/5/6 [*]	4/5/6 [*]	—
Blacksmith shops	-	-	-
Boat building (not including ship building)	-	-	-
Community facilities, such as:	4/5/6 [*]	4/5/6 [*]	4/5/6 [*]
Bus depots and transit stations, including repair or servicing of vehicles	-	-	-
Community energy systems (subject to the provisions of SCCC 13.10.661 and 13.10.700 E definition)	-	-	-
Utilities, public, structures and uses, including:	-	-	-
Public service pumping stations	-	-	-
Public utility service yards	-	-	-
Power substations and transmission facilities	-	-	-
Energy facilities (see SCCC 13.10.700 E definition)	-	-	-
Hatcheries, poultry (see SCCC 13.10.700 H definition)	4/5/6 [*]	—	—
Industry, heavy, involving hazardous chemicals or possible adverse impacts beyond the site, such as:	4/5/6 ^{*F}	4/5/6 [*]	—
Manufacturing of hazardous chemical products including: acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial	-	-	-



alcohol, nitrating potash, pyroxyline, rayon yarn, and carbolic, hydrochloric, picric, and sulphuric acids			
Manufacture of: asphalt, cement, explosives, fertilizer, film, fireworks, fish products, fuel briquettes, gelatine, glue, lard, paint products, paper, plaster, rubber, soap, vinyl floor covering	-	-	-
Fat rendering	-	-	-
Foundries, metal smelting, reduction, refining, alloying, rolling, drop forges			
Incinerators			
Petroleum products refining			
Rubber processing			
Steam plants			
Slaughter houses, stockyards			
Stone mills			
Storage of potentially objectionable or hazardous materials including: explosives, fireworks, flammable liquids, gas, junk yards, manure, petroleum products, slag piles, rawhides, used building materials			
Tanneries			
Wood processing, including planing mills, sawmills and treatment plants			
Wood pulp reduction and distillation			
Manufacturing, light, and assembly, such as:	4/5/6*	4/5/6*	—
Manufacturing, assembling, compounding, packaging, and processing of articles of merchandise from previously prepared materials	-	-	-
Manufacturing and assembly of:	-	-	-
Appliances, medical and orthopedic	-	-	-
Appliances, small electric, such as lighting fixtures, irons, fans, toasters and electric toys (not including refrigerators, washing machines, dryers, dishwashers, and similar large appliances)	-	-	-
Ceramic products, small, such as pottery, figurines, and small glazed tile, using only previously pulverized clay and kilns fired only by electricity or gas	-	-	-
Cosmetics, perfumed toilet soap (not including refining or rendering of fats or oils), or toiletries	-	-	-
Electrical equipment, such as radio and television receivers, phonographs and home motion picture equipment (not including electrical machinery)	-	-	-
Electrical supplies, such as coils, condensers, crystal holders, insulation, lamps, switches, and wire cable assembly; provided, that no noxious or offensive fumes, odors or particles are released outside the building.	-	-	-
Electronics equipment and precision instruments, involving assembly of previously prepared materials	-	-	-
Ice	-	-	-
Instruments: scientific, medical, dental, and drafting	-	-	-
Mattresses	-	-	-
Musical instruments	-	-	-



Optical goods	-	-	-
Photographic equipment (except film) and cameras	-	-	-
Signs, electric and neon, billboards, commercial advertising structures	-	-	-
Sheet metal products, light, including heating and ventilating ducts, cornices and eaves	-	-	-
Watches and clocks	-	-	-
Manufacturing, heavy, and processing, such as:	4/5/16*	4/5/16*	—
Manufactured, fabrication, and assembly of the following products; provided, that no environmental hazard is created: products of cement, ceramics, nonhazardous chemicals, clay, graphite, leather, metal, paper, rubber, stone, wood	-	-	-
Manufacturing and processing of:	-	-	-
Aircraft	-	-	-
Automobiles	-	-	-
Batteries	-	-	-
Boilers	-	-	-
Boxes	-	-	-
Building materials	-	-	-
Business machines	-	-	-
Cans	-	-	-
Candles	-	-	-
Carpets	-	-	-
Feed	-	-	-
Fibers	-	-	-
Firearms	-	-	-
Glass	-	-	-
Machinery	-	-	-
Metal alloys: cable,	-	-	-
Foil sheets, and wire	-	-	-
Wire	-	-	-
Motors and generators	-	-	-
Railroad equipment	-	-	-
Electrical appliances	-	-	-
Fabrics	-	-	-
Textiles, knitting and hosiery mills	-	-	-
Tires	-	-	-
Manufacturing involving chemicals, such as:	-	-	-
Drugs and pharmaceuticals, manufacturing, assembling, compounding, packaging and processing of	-	-	-



Laboratories	-	-	-
Photographic developing and printing plants	-	-	-
Textile bleaching and dyeing	-	-	-
Electronics, manufacture of such products as semiconductors or other components involving hazardous substances	-	-	-
Food processing, and packaging, including:	-	-	-
Bottling works	-	-	-
Breweries, distilleries and wineries	-	-	-
Cold storage plants	-	-	-
Dairy products plants	-	-	-
Foods and food products, manufacturing, canning and packing, or including fruits and vegetables (not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining fats or oils)	-	-	-
Metal products, manufacturing of, such as:	-	-	-
Cutlery, hardware and hand tools; die and pattern making; metal stamping and extrusion of small products such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils	-	-	-
Machine shops (involving the use of drop hammers, automatic screw machines or punch presses with a rated capacity of over 20 tons)	-	-	-
Metal casting, painting and sandblasting	-	-	-
Metal finishing and plating	-	-	-
Welding shops	-	-	-
Woodworking, such as:	-	-	-
Cabinet making shops	-	-	-
Furniture manufacture	-	-	-
Woodworking shops, sash and door manufacturing, including only incidental mill work, operated within a completely enclosed structure	-	-	-
Mining uses, such as:	-	-	-
Mining, quarrying, and commercial extraction of rock, sand, gravel, earth, clay and similar materials, and the storage, stockpiling, processing, distribution and sale thereof, including the installation and operation of facilities and apparatus to process, store, and ship rock, sand, gravel and other mineral products; shops and garages for the repair and maintenance of equipment and warehouses for the storage of equipment or supplies as are necessary to conduct the uses permitted.	—	—	MP
Mine reclamation or reuse, uses and operations related to, such as backfilling with inert materials	-	-	-
Industrial uses related to processing or fabrication of a finished product from quarried or mined materials, where associated with the principal use of the property for quarry purposes, located on the same site, and included in the provisions of a mining permit, including:	-	-	-
Concrete batching plants	-	-	-
Manufacture of cement	-	-	-



Manufacture of concrete products and pressed structural units in conjunction and concurrent with excavation on the site	-	-	-
Mixing plants for asphaltic concrete	-	-	-
Other similar uses relating to the extraction or processing of rock, sand, gravel, or minerals	-	-	-
Mine-related concurrent uses, such as: sanitary land fills; septage disposal; retail sales of mine-related products; offices; public utility facilities; fire protection facilities	-	-	-
Mine site interim uses, such as:	-	-	-
(1) Agricultural uses subject to the regulations of the A-District	Allowed at approval levels required by <u>SCCC 13.10.312</u>		
(2) Timber harvesting	—	—	P
Motor vehicle wrecking yards	4/5/6*F	4/5/6*	—
Mushroom growing in structures	4/5/6*F	4/5/6*	—
Offices, incidental to an allowed use	4/5/6*	4/5/6*	4/5/6*
Railroad stations	4/5/6*	4/5/6*	—
Railroad freight stations, repair shops, and yards	4/5/6*	4/5/6*	—
Residential uses:	-	-	-
Child care homes, small family (must be in conjunction with residential use) (see <u>SCCC 13.10.700-C</u> definition)	P	P	P
Retail sales, incidental to an allowed use	4/5/6*	4/5/6*	4/5/6*
Warehouses (except for the storage of flammable liquids), storage and baling of metal, paper or rags within an enclosed structure	4/5/6*	4/5/6*	4/5/6*
Wireless communications facilities , subject to <u>SCCC 13.10.660</u> through <u>13.10.668</u> , inclusive	5	5	5

(E) Use conditions.

- (1) Hours of Operation. No business or service establishment shall be open between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP. Within 150 feet of any residentially zoned property, no non-emergency outdoor activity, including loading, sweeping, landscaping or maintenance shall occur between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP, and no business or service shall be open between the hours of 8 p.m. to 10:00 p.m. or between the hours of 6:00 a.m. and 8 a.m., except pursuant to a MUP.
- (2) Outdoor storage. Outdoor storage is allowed subject to a MUP; provided, that the storage area is adequately screened from view from adjacent parcels.
- (3) Signage. Signage may be required or allowed per SCCC 13.10.581, subject to a MSP per 13.11.037.



(4) Temporary/seasonal use, including temporary outdoor seating: allowed pursuant to a temporary use permit (TUP), subject to SCCC 13.10.616.

(5) Additional conditions for specific uses are found in other code sections as referenced in the Industrial Uses Chart.

SCCC 13.10.343 has been updated to reference site development permit requirements, and the site development permit chart has been updated to match the format of other zone district code sections. Reference to exceptions to development standards has been added, consistent with commercial zone district code language. Minimum street-facing side and rear yard setbacks have been moved from 13.10.343(C) to the Industrial Site and Structural Dimensions Chart.

Maximum building height has been increased from 35 to 40 feet to accommodate taller first floors, in alignment with commercial zone district code. Development standard table footnotes have been updated to cross reference updated code provisions. The existing code provision for added setbacks for structures over 16 feet in height has been removed, as this code section is not needed given the larger setbacks already required of industrial uses when adjacent to sensitive land uses such as residential and non-commercial agriculture. Standards for industrial uses adjacent to sensitive uses have been updated to refer to abutting uses rather than uses across the street. Fire-safe setback information has been provided for projects located in state responsibility areas.

13.10.343 Development standards ~~infor~~ industrial districts.

(A) Site development permit. A discretionary permit for physical site development such as an addition, exterior remodel or new construction associated with an allowed use is known as a “Site Development Permit.” SCCC 13.11.035 identifies the types of site development projects which require a Site Development Permit. The processing procedures and findings for site development permits are detailed in SCCC 18.10, Permit and Approval Procedures.

(1) Design review is required for some site development permits pursuant to SCCC 13.11.040-080.

(2) Modification of a site or structure with a valid site development permit may be processed as an amendment to the existing site development permit in accordance with SCCC 18.10.134. For modifications to a legal nonconforming structure, or modifications to a structure accommodating a legal nonconforming use, see 13.10.260 et. seq.

(BA) Site and Structural Dimensions Chart. The following minimum parcel size, frontage, yard dimensions, and building height limit development standards shall apply within all industrial zone districts, except as noted elsewhere in this section and in the general exceptions as noted in SCCC 13.10.510 et seq.



Table 13.10.343-1: Industrial Site and Structural Dimensions Chart			
Development Standards	Standards by Zone		
	M-1	M-2	M-3
Parcel Size and Shape (new parcels)			
Minimum gross site area per parcel (square feet)	10,000 ²	1 acre	Minimum economic unit for mineral extraction
Minimum parcel frontage	60	60	60
Building Massing			
Maximum building height	3 stories (40 feet)	3 stories (40 feet) if within 200 feet of an R or A District	3 stories (40 feet) ²
Maximum floor area ratio (FAR)	1.0	1.0	1.0
Building Setback Distance from Property line^{1,2,3}			
Front yard setback (feet)	15	25	20 ⁴
Side yard setback (feet)	10	20	20 ⁴
Rear yard setback (feet)	10	20	20 ⁴
Side or rear yard setback, abutting a street (feet)	15	25	25 ⁴

1. Special setbacks apply for certain parcel locations, per subsection (C) of this section, and exceptions to site development standards may be considered per subsection (D) of this section.

2. Sidewalks and other amenities for pedestrians, bicyclists and transit riders are required based on street typology and roadway classification. Space for these amenities may lead to larger front and street side setback requirements. See SCCC 15.10.050 and Department of Public Works County Design Criteria.

3. See SCCC 13.16.093 Sight Distance for areas in which no structure, fence, or retaining wall shall exceed 3 feet in height. In some cases sight distance requirements may require a structure to be setback farther than the zone district requirements.

4. Except when pursuant to a mining permit.

INDUSTRIAL SITE AND STRUCTURAL DIMENSIONS CHART¹

District Designation	Minimum Site Area per Parcel (net developable area)	Minimum Parcel Frontage (feet)	Minimum Yards ² (feet)			Maximum Structure Height Limit ¹ (feet)
			Front	Side	Rear	
M-1	10,000 square feet	60	15	10	10	3 stories but not to exceed 35 feet
M-2	1 acre	60	25	20	20	35 feet if within 200 feet of an R or A District
M-3	Minimum economic unit for mineral extraction	60	20 ³	20 ³	20 ³	40 ³

Footnotes:

(1) See also general site standards exceptions in SCCC 13.10.510, 13.10.520, and 13.10.521.





- (2) ~~Subject to exceptions as provided in subsections (B) and (C) of this section.~~
- (3) ~~Except when pursuant to a mining permit.~~
- (4) ~~See also Chapter 12.28 SCCG, Solar Access Protection; subject to solar access requirements in SCCG 13.11.072.~~

(C) ~~Front Yards—Exceptions~~Setbacks in sensitive locations.

- (1) ~~Structures Over 16 Feet in Height. One foot shall be added to the required front yard for each three feet of height above 16 feet of height of any structure.~~
- (12) ~~Across the Street from an R or A district. Parcels abutting residential or non-commercial agricultural zone districts.~~
- (a) ~~On sites across a street from any residential or any agricultural district, the~~The minimum front yards are as follows:

District:	M-1	M-2	M-3
Feet:	30	50	50, except as pursuant to a mining permit

(C) ~~Side and Rear Yards—Exceptions.~~

- (1) ~~Adjoining a Street. The minimum side and rear yards adjoining a street are as follows:~~

District:	M-1	M-2	M-3
Feet:	15	25	25, except as pursuant to a mining permit

- (2) ~~Abutting an R or A District. The minimum side and rear yards adjoining any residential or any agricultural district are as follows:~~

- (b) The minimum side and rear yards are as follows:

District:	M-1	M-2	M-3
Feet:	50	100	100, except as pursuant to a mining permit

- (3) ~~Across a Street from an R or A District. The minimum side and rear yards across a street or alley from any residential or any agricultural district are as follows:~~



District:	M-1	M-2	M-3
Feet:	25	50	50, except as pursuant to a mining permit

(2) Fire safe setbacks in State Responsibility Areas. Greater setbacks may apply for parcels in State Responsibility Areas (SRAs). See the County GIS system to determine if a parcel is in a SRA, and the State Fire Code and Title 14, Chapter 7, section 1270.00 et. seq. of the California Code of Regulations for State SRA Fire Safe Regulations.

(D) Exceptions to development standards. Applicants may apply to exceed development standards with a minor exception (SCCC 13.10.235), variance (SCCC 13.10.230), or planned unit development (SCCC 18.30.183).

(D) Other Regulations. Other development standards applicable to industrial zone districts are contained in the following sections of this code:

	SCCC
General site standards	13.10.510 , et seq.
Signs	13.10.581 , et seq.
Parking	13.10.550 , et seq.
Fences	13.10.525
Minimum parcel size	13.10.510(G)
Use of nondevelopable land	13.10.671
Use of urban open space land	13.10.672
Trip reduction requirements (development projects for 50 or more employees)	13.10.591
Design review	13.11.010 , et seq.
Agricultural buffers/setback	16.50.095



Special standards and conditions for industrial districts have been moved from SCCC 13.10.345 to 13.10.344 to match other zone district code formats. Minor edits have been made to reflect the updated General Plan and permit system.

13.10.3445 Special standards and conditions for industrial districts.

(A) M-1 and M-2 Districts—Required Conditions.

- (1) Air Pollution. In an M-1 or M-2 District no use shall be permitted which emits any air pollution beyond the boundaries of the site which is detectable by the human senses without the aid of instruments. The provisions of this section relating to air pollution shall not apply to any use maintained in compliance with the conditions of a use permit issued after January 1, 1964, and prior to May 18, 1965.
- (2) Smoke. In an M-1 District no use shall be permitted which emits smoke. In an M-2 District no use shall emit visible gray smoke of a shade equal to or darker than No. 2 on a standard Ringlemann Chart issued by the United States Bureau of Mines or smoke of an equivalent opacity, except that smoke of a shade equal to No. 3 on a Ringlemann Chart, or smoke of an equivalent opacity, may be emitted for four minutes in any 30-minute period. The provisions of this section relating to smoke shall not apply to any use maintained in compliance with the conditions of a use permit issued after January 1, 1964, and prior to May 18, 1965.
- (3) Solid and Liquid Wastes. No solid or liquid wastes shall be discharged into a public or private sewerage system except in compliance with the regulations prescribed by the Board of Supervisors or by the governing boards of other governmental agencies or in compliance with the regulations of the owner of the system.
- (4) Odor. In an M-1 District no use except a temporary construction operation shall be permitted which creates odor beyond the boundaries of the site which is detectable by the human senses without the aid of instruments. In an M-2 District no use except a temporary construction operation or a seasonal fruit or vegetable dehydrating or processing plant shall be permitted which creates odor beyond the boundaries of the site which is found by the Planning Commission to be offensive or which is detectable beyond the boundaries of the M-2 District without the aid of instruments.
- (5) Noise. In an M-1 or M-2 District no use except a temporary construction operation shall be permitted which creates noise which is found by the Planning Commission not to conform to the noise parameters established by the Land Use Compatibility Chart for Exterior Community Noise (General Plan Figure 6-1) Santa Cruz County General Plan beyond the boundaries of the M-1 or M-2 District at standard atmospheric pressure.



- (6) Vibration, Heat and Cold, Glare, Electrical Disturbance. No use except a temporary construction operation shall be permitted which creates vibration, changes in temperature, direct or sky-reflected glare, or electrical disturbance which is detectable by the human senses without the aid of instruments beyond the boundaries of the site in an M-1 District or beyond the boundaries of the district in an M-2 District.
 - (7) Nonconformance with Provisions of Subsection (A) of This Section. Any use listed in ~~SCCC 13.10.342(B)~~ the industrial uses chart which is located in an M-1 District which is found by the Planning Commission not to comply with the requirements of subsections (1A) through (6) of this section shall constitute a nonconforming use. The Planning Commission's determination that such use is nonconforming shall be made after public hearing is held more than 15 days after written notice to the user.
 - (8) Actions Necessary to Make a Nonconforming Use Conform. In order for a nonconforming use to be made conforming, a use ~~approval permit~~ processed at the appropriate level as indicated in the use chart shall be obtained ~~pursuant to SCCC 13.10.220~~. Application for the use ~~approval permit~~ must be made within three months of the date the Planning Commission determines the use to be nonconforming. If an application for a use ~~approval permit~~ has not been filed within the three-month period, the nonconforming use shall thereafter be subject to the abatement proceedings set forth in Chapter 1.14 SCCC; provided, that no additional public hearing shall be required by the Planning Commission prior to making its recommendation to the Board of Supervisors.
- (B) Special Findings for High Impact Uses in the M-1 District. Any uses listed as allowed in the M-2 District may be allowed as discretionary uses in the M-1 District; provided, that the approving body makes the following findings in addition to the findings required for a ~~development use~~ permit pursuant to SCCC Chapter 18.10-~~SCCC~~.
- (1) That consideration of all the determinable characteristics of the use which is the subject of the application indicates that the use has the same essential characteristics as the permitted uses in an M-1 District with respect to method of operation, type of process, materials, equipment, structures, storage and appearance.
 - (2) That the use will not create significantly more vehicular or rail traffic than the volumes normally created by the permitted uses in an M-1 District.
 - (3) That the use will not generate odor, fumes, dust, smoke, particles, dirt, refuse, water-carried wastes, noise, vibration, glare, heat, or any other objectionable factor beyond the boundaries of the site, or be unsightly or create a hazard of fire or explosion.
- (C) M-3 Districts—Required Findings for Uses Other Than Mineral Extraction. In addition to findings required for a development permit, the approving body shall find that the proposed use is located, or will be conducted in a manner so as to not preempt the ultimate extraction or use of any rock, sand, gravel or mineral resource. Special use requirements and standards for mining



and related uses in the M-3 Zone District are found in ~~Chapter~~ SCCC 16.54-SCGG, Mining Regulations.

(D) Prohibitions. The following uses and activities are prohibited in industrial districts:

- (1) Asbestos. In an M-1, M-2 or M-3 District, no use shall be permitted which produces or uses asbestos in any manufacturing process.

SCCC 13.10.344 has been moved to SCCC 13.10.345 to match the format of other zone district code sections. The requirement for a letter submittal regarding fire requirements has been removed because submittal requirements are detailed on the "List of Required Information" (LORI) for each application type and this information is not needed in the zoning code. The requirement for adequate system capacity for priority coastal uses has been removed since this references a policy issue rather than something that can be assessed at the level of an individual project.

13.10.345 Public facilities requirements for industrial districts.

- (A) All regulations of the local fire department or County Fire Marshal shall be met to ensure adequate road access and water availability for fire protection. ~~A letter indicating all Fire Department requirements shall be submitted with the project application.~~
- (B) All requirements of the local sanitation district and water district shall be met. Letters indicating adequate sewer and water service to the project shall be submitted with the project application. ~~Within the Coastal Zone, adequate system capacity shall be reserved for priority coastal uses as per SCCC 17.02.070.~~
- (C) All improvement requirements and impact fees for community facilities shall be met ~~for drainage districts, transportation improvement zones, and roadside improvement districts where required by district or ordinance regulations (SCCC Title 15).~~
- (D) The recommendations of the Santa Cruz Metropolitan Transit District should be met to ensure the provision of adequate transit facilities. For industrial projects of 6,000 square feet or larger, a letter indicating the Transit District's recommendation shall be submitted with the project applications.

Other standards and conditions text has been moved from SCCC 13.10.343(D) to SCCC 13.10.346 match the format of other zone district code sections.

13.10.346 Other standards and conditions for industrial districts.

- ~~(DA) Other Regulations. Other use and development standards applicable to industrial districts include but are not limited to the following provisions of the SCCC are contained in the following sections of this code:~~



Table 13.10.346-1: Other use and development standards applicable to industrial districts	
Topic	SCCC Section
<u>Nonconforming uses and structures</u>	<u>13.10.260, et seq.</u>
<u>General site standards</u>	<u>13.10.510, et seq. 13.10.500-600</u>
<u>Use of nondevelopable land</u>	<u>13.10.671</u>
<u>Use of urban open space land</u>	<u>13.10.672</u>
<u>Design review and site development</u>	<u>13.11.010, et seq.</u>
<u>Fences</u>	<u>13.10.525</u>
<u>General site standards</u>	<u>13.10.510, et seq.</u>
<u>Minimum parcel size</u>	<u>13.10.510(G)</u>
<u>Parking and circulation</u>	<u>13.10.550, et seq. 16</u>
<u>Signs</u>	<u>13.10.581, et seq.</u>
<u>Trip reduction requirements (development projects for 50 or more employees)</u>	<u>13.10.591</u>
<u>Coastal zone regulations</u>	<u>13.20</u>
<u>Roadway and roadside improvements</u>	<u>15.10</u>
<u>Environmental and resource protection restrictions</u>	<u>Title 16</u>
<u>Agricultural buffers/setbacks</u>	<u>16.50.095</u>