

Chapter 15.510

MP – Industrial Park or MP District

Sections:

- 15.510.010** *Purpose*
- 15.510.020** *Applicability*
- 15.510.030** *Uses Permitted*
- 15.510.040** *Use Permitted Subject to First obtaining a Conditional Use Permit*
- 15.510.050** *Minimum Lot Size*
- 15.510.060** *Minimum Average Lot Width*
- 15.510.070** *Maximum Length to Width Ratio*
- 15.510.080** *Maximum Lot Coverage*
- 15.510.090** *Minimum Yards*
- 15.510.100** *Maximum Height*
- 15.510.110** *Additional Performance Standards*
- 15.510.120** *Site Plan Review*

15.510.010 *Purpose*

The purpose of this chapter is to provide areas for a wide range of heavy commercial, light manufacturing uses, research facilities, and administrative offices clustered within business parks with well-designed buildings and attractively landscaped areas.

15.510.020 *Applicability*

This district shall apply to designated areas of the County identified in the Glenn County General Plan which are or are likely to be served by public water and sewer systems. Parcels or lots shall front on County maintained roadways as designated on the Circulation Element of the Glenn County General Plan.

15.510.030 *Uses Permitted*

The following heavy commercial and manufacturing uses are permitted when conducted within a completely enclosed building; when not obnoxious or offensive because of noise, dust, odor, smoke, vibration, danger to life and property; and when outdoor storage of finished products or materials does not exceed fifteen percent (15%) of the net lot area and when stored within an area completely screened from adjacent County road rights-of-way and adjacent properties:

- A. Retail sales of large and bulky household items such as appliances, carpet and floor covering, fabric, machinery, furniture, and fireplaces or wood stoves; not including new and used auto sales;
- B. Commercial trade services including incidental retail sales such as cleaning and dyeing agencies and plants, bottling works, cabinet and carpentry shops; blacksmith, welding and machine shops; furniture repair and upholstery shops; not including minor or major auto repair;
- C. Construction related sales and services such as hardware stores; general and specialty contractors offices; electrical, plumbing, and heating shops; and light equipment rental shops;

- D. Commercial warehouses and wholesale warehouses, not including mini-storage or aircraft hangers;
- E. Light manufacturing, assembly, packaging, or processing of the following materials, including incidental retail sales of finished products at the point of manufacture; and when not including any use which incorporates processes involving the pulverization of clays, use of kilns fired by fuels other than electricity or gas, or the refining or rendering of oils or fats:
 1. High technology products such as electrical instruments, computers, optical equipment and similar uses, including research and development.
 2. Grains, vegetables, fruit or other farm products.
 3. Wood, paper, or paper products, not including lumber and paper mills.
 4. Fabrics, textiles, and similar materials.
 5. Leather and leather products.
 6. Metals and alloys, not including steel mills.
 7. Plastic and fiberglass.
- F. Administrative and general business offices and facilities when compatible with uses permitted in this district;
- G. Professional construction support services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, or architectural services;
- H. Research, development, and testing laboratories and facilities;
- I. Any other heavy commercial or light industrial use, building, or structure which is of similar character and not materially different from those enumerated herein;
- J. Food services such as cafes and diners open to the public;
- K. Laundry, janitorial or facility maintenance services;
- L. Industrial and commercial accessory uses and accessory structures;
- M. Recycling centers when conducted within a completely enclosed building;
- N. Energy production facilities. Public and private utilities and facilities.

15.510.040 Uses Permitted Subject to First Obtaining a Conditional Use Permit

The following heavy commercial and manufacturing uses are permitted when conducted within a completely enclosed building; and when not exceeding fifteen percent (15%) of the total area of the lot for outdoor storage of finished products or materials within a completely screened by a site obscuring fence or masonry wall from adjacent properties and County road rights-of-way on the same lot:

- A. Uses permitted in Section 15.510.030 when obnoxious or offensive because of noise, dust, odor, smoke, vibration, or danger to life and property as determined by the planning authority;
- B. Uses permitted in Section 15.510.030 when not in compliance with the Performance Standards set forth in Division 4, Part 1 of the Glenn County Unified Development Code;
- C. Home improvement centers;
- D. Tractor, boat, and airplane manufacturing and repair, not including minor or major auto repair.

15.510.050 Minimum Lot Size

Forty thousand (40,000) square feet.

15.510.060 Minimum Average Lot Width

- A. Interior lots: One hundred (100) feet.
- B. Corner lots: One hundred twenty-five (125) feet.

15.510.070 Maximum Length to Width Ratio

Three to One (3:1).

15.510.080 Maximum Lot Coverage

Seventy-five percent (75%).

15.510.090 Minimum Yards

- A. Front yard: Twenty feet (20') from the lot line; or forty- five feet (45') from the centerline of the roadway, whichever is greater.
- B. Rear yard: Twenty feet (20'); except as provided below:
Where the rear lot line of a site abuts a residential zoning district, the minimum rear yard setback shall be fifty feet (50'). Where the rear lot line abuts a residential zoning district the owner shall construct, on the rear lot line, a six-foot high solid masonry wall or solid wood fence. The masonry wall or solid wood fence shall be continuously maintained.
- C. Side yard: Ten feet (10'); except as provided below:
Where the side lot line of a site abuts a residential zoning district, the minimum side yard setback shall be fifty feet (50'). Where the side lot line abuts a residential zoning district the owner shall construct, on the side lot line, a six-foot high solid masonry wall or solid wood fence which shall not exceed three (3) feet in height when extending into any required front yard. The masonry wall or solid wood fence shall be continuously maintained.
- D. Accessory structures: The above setbacks shall apply.

15.510.100 Maximum Height

Twenty feet (20'); for each foot of setback in excess of all required setback lines, an additional height of six inches (6") shall be permitted, but the total height shall not exceed forty-five feet (45'), provided that additional height may be permitted subject to first securing a conditional use permit in each case.

15.510.110 Additional Performance Standards

The following requirements shall apply in addition to performance standards provided for in Division 4, Part 1, Performance Standards of the Glenn County Code.

- A. Public safety: All proposed development shall comply with the following public safety requirements beyond those required elsewhere:
 - 1. An emergency access way to the rear portion of the lot shall be provided where deemed necessary or where required by the standards of the applicable local fire protection district.
 - 2. Adequate lighting of parking lots and buildings shall be provided.
 - 3. Clearly marked street numbers with lighting for night visibility shall be provided.
- B. Required landscaping shall not totally shield a security officer's view of doors, windows, or entrance areas;
- C. Development shall not occur until community sewer and water systems are available to serve the site;
- D. The following additional design criteria shall apply:

1. Facades of buildings shall be decorative and architecturally pleasing. At a minimum, all buildings shall be designed so that exterior walls look like wood or masonry regardless of their composition. All roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar and gravel, or consist of architectural metal roof sheathing with factory applied color coatings;
2. Colors, materials, and finishes are to be coordinated on all exterior elevations of the buildings to achieve a total continuity of design that is visually pleasing and harmonious with adjacent development;
3. All roof-mounted mechanical equipment and/or duct work, which projects vertically more than one and one-half feet (1 ½') above roof or roof parapet and visible from an adjoining street is to be screened by an enclosure which is detailed consistent with the building. Where total screening of roof-mounted mechanical equipment and/or duct work which projects one and one-half feet (1 ½') or more above the roof or roof parapet is not practical, as determined by the Glenn County Building Inspector, the projections shall be painted consistent with the color scheme of the building;
4. No mechanical equipment except for emergency equipment and air conditioning equipment is to be exposed on the wall surface of a building. Such mechanical equipment shall be screened by an enclosure which is designed to be consistent with the building;
5. Plans for cyclone blowers, bag houses, tanks, etc., shall be reviewed at the time of site plan review to determine design integration with buildings and adjacent areas. Such equipment shall be painted to blend with or complement the surface to which attached, if visible;
6. All gutters, down spouts, vents, louvers, exposed flashing and overhead doors, shall be painted to blend with or complement the surface to which attached;
7. For development that is adjacent to any Scenic Highway as designated in the Glenn County General Plan, the following standards shall also apply:
 - a. Outdoor storage of materials and equipment shall not face the scenic highway;
 - b. Overhead doors, garages, or loading zones shall be placed facing away from view of the scenic highway.
8. Not less than twenty (20) feet of landscaping shall be provided and permanently maintained in any required front yard.

15.510.120 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.