

Attachment D

AN ORDINANCE (REZONE NO. 17-02) OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA AMENDING THE TEHAMA COUNTY ZONING CODE CHAPTER 17.34 M-1 LIGHT INDUSTRIAL DISTRICT

THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA ORDAINS AS FOLLOWS:

Section 1: Section 17.34 Sections of the Tehama County Code is hereby repealed and replaced to read as:

Chapter 17.34

Chapter 17.34 - M-1 LIGHT INDUSTRIAL DISTRICT

Sections:

17.34.010 - Purpose.

17.34.020 - Uses permitted.

17.34.030 – ~~Yards~~ Uses permitted with a conditional use permit.

17.34.040 - ~~Lots~~ Yards.

17.34.050 - ~~Minimum height, bulk and space requirements~~ Lots.

17.34.060 - ~~Building height and coverage~~ Minimum height, bulk and space requirements.

17.34.070 - ~~Loading area~~ Building height and coverage.

17.34.080 – Loading area

Section 2: Section 17.34.010 A of the Tehama County Code is hereby replaced to read as:

17.34.010 - Purpose.

- A. The purpose of the M-1, light industrial district classification is to provide opportunities for light industrial land uses and support facilities. This district is consistent with the general industry category of the land use and housing elements of the county general plan. This industrial district includes low-intensity manufacturing and assembly processes, research and development, corporate headquarters, offices, medical and health facility uses, and other uses as specified in this chapter. The land uses allowed and development standards required are intended to protect adjacent areas from impacts while allowing indoor, clean and quiet industry. This district allows for business parks with tenants that may include some commercial and office activities.
- B. The specific regulations of this chapter and the general rules set forth in Chapter 17.08 shall apply in all M-1 districts.

(Ord. 1228 §2(Ch. 26, Art. 1), 1983) (Ord. No. 1951, §§ 17, 18, 10-19-2010) (Ord. No. XXXX, §17-2018)

Section 3: Section 17.34.020 A, B, C and D of the Tehama County Code is hereby replaced and E is repealed to read as:

17.34.020 - Uses permitted.

Uses permitted in an M-1 district shall be as follows:

A.

~~Uses permitted in C-3 districts, except that dwellings, mobile homes, recreational vehicle parks and mobile home parks, as defined in this title, and hotels may be permitted only upon the securing of a use permit;~~

BA.

~~The following uses of land and buildings, which shall be permitted in M-1 districts:~~

~~4.~~ The following uses and other uses of similar character:

1. Assembly of products
2. Wholesale/retail distribution and storage warehouses;
3. Crop production and horticulture;
4. Public facility
5. School (trade)
6. Construction and building material yard and sales, except gravel, rock and cement material yards
7. Research and Development laboratories
8. Offices, accessory
9. Personal services
10. Data Center
11. Wholesale commercial uses
12. Art, antiques, collectibles
13. Minor Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, material or produce by electric power, oil or gas, except operations involving fish fats and oils, bones and meat products, or similar substances commonly recognized as creating offensive conditions in the handling thereof.
14. Retail lumber yards;
15. Electronic assembly and repair
16. Veterinary clinics
17. Indoor recreation and fitness

~~Assembly and storage of goods, materials, liquids and flammable or explosive matter or materials which create dust, odor or fumes, including the following similar uses:~~

- a. Wholesale and storage warehouses;
- b. Feedyards and fuel yards;

~~2. Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, material or produce by electric power, oil or gas, except operations involving fish fats and oils, bones and meat products, or similar substances commonly recognized as creating offensive conditions in the handling thereof, including the following and similar uses:~~

- ~~a. Dyeing and dry-cleaning plants,~~
- ~~b. Rug cleaning plants,~~
- ~~c. Laundries,~~
- ~~d. Veterinary hospitals,~~
- ~~e. Construction and material yards, except gravel, rock and cement material yards,~~
- ~~f. Retail lumber yards;~~

B. The following when conducted within a building or enclosed within a solid wall or fence not less than six feet in height:

- 1. Body and fender repair shops, auto painting shops,
- 2. Sheet metal shops, welding shops,
- 3. Recycle facility, processing

C.

~~The following when conducted within a building or enclosed within a solid wall or fence of a type approved by the planning commission and not less than six feet in height:~~

- ~~1. Body and fender repair shops, auto painting shops,~~
- ~~2. Cooperage and bottling works,~~
- ~~3. Sheet metal shops, welding shops,~~
- ~~4. Truck terminals.~~

D.

~~Living quarters when accessory to the principal permitted use.~~

E.

~~Mixed-use buildings. For purposes of this subdivision, a "mixed-use building" means a building that contains one or more floors devoted to nonresidential use(s) permitted under this section and one floor devoted to use as a one-family dwelling or two-family dwelling.~~

C. Living quarters when accessory to the principal permitted use.

D. Any change in use or occupancy of an existing structure shall require administrative review by the Planning Department and shall meet the Development Design Standards in section 17.08.080 prior to issuance of a building permit.

(Ord. 1683 §2(part), 1997; Ord. 1228 §2(Ch. 26, Art. 2, 1983) (Ord. No. XXXX, §17-2018)

Section 4: Section 17.34.030 A, B, C of the Tehama County Code is hereby repealed and replaced to read as:

17.34.030 - Uses requiring a conditional use permit

- A. Restaurants
- B. Automobile and recreational vehicle sales, new and used
- C. Fuel Yards (a large-scale facility where fuel such as propane and gasoline is stored and distributed without retail sales).
- D. Churches

(Ord. 1683 §2(part), 1997; Ord. 1228 §2(Ch. 26, Art. 2, 1983) (Ord. No. 1951, §§ 19, 20, 10-19-2010) (Ord. No. XXXX, §17-2018)

Section 5: Section 17.34.030 A, B, C of the Tehama County Code is hereby repealed and Section 17.34.040 is replaced to read as:

17.34.0340 - Yards.

Yard requirements in an M-1 district shall be as follows:

- A. Front yard, ~~fifty feet from the centerline of roadway or twenty feet from the property line whichever is greater;~~
- B. Side yards, none, except as required by the building code or other regulations;
- C. Rear yard, ~~same as specified for C-2 districts~~ none, except as required by the building and fire code.

(Ord. 1683 §2(part), 1997; Ord. 1228 §2(Ch. 26, Art. 3(part)), 1983) (Ord. No. XXXX, §17-2018)

Section 6: Section 17.34.040 A and B, of the Tehama County Code is hereby repealed and replaced as Section 17.34.050 to read as:

17.34.0450 - Lots.

Lot requirements in an M-1 district shall be as follows:

A. Lot area, none;

B. Width, none.

(Ord. 1228 §2(Ch. 26, Art. 3(part)), 1983) (Ord. No. XXXX, §17-2018)

Section 7: Section 17.34.050, of the Tehama County Code is hereby repealed and replaced as Section 17.34.060 to read as:

17.34.0560 - Minimum height, bulk and space requirements.

Minimum height, bulk and space requirements in an M-1 district shall be as follows: none.

(Ord. 1228 §2(Ch. 26, Art. 3(part)), 1983) (Ord. No. XXXX, §17-2018)

Section 8: Section 17.34.060 A and B, of the Tehama County Code is hereby repealed and replaced as Section 17.34.070 to read as:

17.34.0670 - Building height and coverage.

Building requirements in an M-1 district shall be as follows:

A. Lot coverage, none;

B. Building height limit, ~~same as specified for C-2 districts.~~ shall not exceed 50 feet.

(Ord. 1228 §2(Ch. 26, Art. 3(part)), 1983) (Ord. No. XXXX, §17-2018)

Section 8: Section 17.34.070, of the Tehama County Code is hereby repealed and replaced as Section 17.34.080 to read as:

17.34.0780 - Loading area.

Loading area in an M-1 district shall be as follows: private off-street space for the handling of all materials and equipment.

(Ord. 1228 §2(Ch. 26, Art. 3(part)), 1983) (Ord. No. XXXX, §17-2018)

Section 9. This ordinance shall take effect thirty (30) days from the date of its adoption. Prior to the expiration of fifteen (15) days from the adoption thereof, a summary of the ordinance prepared in accordance with Government Code section 25124, subdivision (b) shall be published, along with the names of those supervisors voting for and against the ordinance, at least one time in the *Red Bluff Daily News*, a newspaper of general circulation in Tehama County. A certified copy of the full text of the adopted ordinance, along with the names of those supervisors voting for and

against the ordinance, shall be posted at that time in the office of the Clerk of the Board of Supervisors.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Tehama, State of California, at a regular meeting of the Board of Supervisors on the _____ day of _____, 2018 by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

STATE OF CALIFORNIA)
) ss
COUNTY OF TEHAMA)

CHAIRMAN, Board of Supervisors

I, Jennifer A. Vise, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of an ordinance adopted by said Board of Supervisors on the _____ day of _____, 2018.

DATED: This _____ day of _____, 2018.

Jennifer A. Vise, County Clerk and ex-officio
Clerk of the Board of Supervisors of the County
of Tehama, State of California.

By _____
Deputy