

Sec. 29-69. - Manufacturing zones use regulations.

The uses identified in table 29-69.1 shall be permitted uses where the symbol "P" appears. Where the symbol "C" appears, the use requires a conditional use permit pursuant to article V, division 6 of this chapter. The symbol "X" indicates that the use is prohibited.

Table 29-69.1
Manufacturing Zones Use Regulations

Use	Zoning Regulations	
	ML	MG
(a) <i>Manufacturing uses</i>		
(1) General manufacturing plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products, specifically excluding manufacturing of pesticides, fertilizers, toxins, gasses, animal by-products (other than in clothing manufacturing), industrial use chemicals, compounding of radioactive materials, petroleum refining or manufacturing of explosives.	P	P
(2) Makerspace, general manufacturing	X	P
(3) Makerspace, light manufacturing	P	X
(4) Manufacturing of explosives	X	C
(b) <i>Services.</i> Uses which include establishments primarily engaged in rendering services to individuals and business establishments		
(1) Advertising structures	P	P
(2) Airplane rental, sales, and services	C	P

(3) Appliance repairs and service	P	P
(4) Automotive services	P	P
(5) Banks and financial institutions serving industrial activities.	P	X
(6) Blueprinting and photocopying	P	P
(7) Business and research offices related to the administration and operation of the permitted industrial uses.	P	P
(8) Cafeterias, coffee shops, delicatessen stores , under 1500 square feet drive-throughs are not permitted.	P	X
(9) Colleges, public or private	P	C
(10) Discount/membership stores including discount food and cooperative stores with a minimum building floor area of 50,000 square feet and a minimum site area of 4 acres.	C	C
(11) Electroplating	X	P
(12) Equipment repair, rental and sales, including farm, automotive, construction.	P	P
(13) Food processing	P	P
(14) Freeway service facility	C	X
(15) Freight terminals (truck terminals)	X	P
(16) Fumigation contractors	X	P
(17) Hatcheries, poultry and other fowl	P	P
(18) Home improvement centers	P	X

(19) Horticultural services	P	P
(20) Laboratories, medical and dental	P	P
(21) Laboratories, physical and chemical testing	P	P
(22) Laundries and dry cleaning, wholesale only	P	P
(23) Linens and towel suppliers	P	P
(24) Machine and tool repair services	P	P
(25) Metal engraving	P	P
(26) Newspaper printing and publishing	P	P
(27) Packaging businesses	P	P
(28) Paint spray booths	P	P
(29) Pest control operators and services	X	P
(30) Photo engraving and finishing	P	P
(31) Plumbing, electrical, mechanical shops and services	P	P
(32) Printing, engraving, lithographing, and publishing	P	P
(33) Public scales	P	P
(34) Recycling collection center	P	P
(35) Refrigeration repairs and service	P	P
(36) Restaurants	X	X
(37) Rug cleaning plants	P	P

	(38) Sexually oriented businesses, see article IV, division 7 of this chapter.	P	P
	(39) Secondhand store	P	P
	(40) Secondhand store with donation center.	C	C
	(41) Silk screening	P	P
	(42) Swap meet	C	P
	(43) Trade schools	P	C
	(44) Utility distribution sub-stations and utility yards	C	P
	(45) Veterinary services and animal hospital, with or without overnight boarding or outdoor runs.	P	X
(c)	<i>Wholesale, Warehouse uses.</i> Uses which include establishments or places of business primarily engaged in selling of merchandise to retailers, to industrial, commercial, institutional, or professional users or to other wholesales, including the function of storage and related uses.		
	(1) Dairy products distribution depots	P	P
	(2) Furniture warehouse	P	X
	(3) Distribution centers	C	P
	(4) Fulfillment centers:		
	(a) Large fulfillment center	C	P
	(b) Micro-fulfillment center	P	P
	(5) Parcel delivery terminals	P	P

	(6) Refrigeration plants	P	P
	(7) Rock, sand and gravel storage and distribution	C	P
	8) Warehouse storage, including mini-storage/self-storage.	P	P
	(9) Wholesale brokers, jobbers, dealers, distributors	P	P
	(10) Storage yards, when said yards are entirely enclosed within solid walls not less than 6 feet in height when such yard(s) are adjacent to a residential zone:		
	a. Contractors storage yards	C	P
	b. Building materials	C	P
	c. Feed mills	C	P
	d. Fleet storage	C	P
	e. Lumber yards (no milling)	C	P
	f. Draying and freight yards	C	P
	g. Machinery rental	C	P
	h. Trucking yards and terminals	C	P
	i. Transit storage	C	P
	j. Recreational vehicles and boat storage	P	P
	k. Road equipment yards	C	P
(d)	<i>Research and Development Uses.</i>		

	(1) Both private and public research and development activities directed towards the production of useful materials, devices, systems, methods or processes, except those involving materials excluded under (a)(1), above of this table.	P	P
	(2) Research and development activities which involve materials excluded under (a)(1) above of this table.	C	C
(e)	<i>Other uses:</i>		
	(1) Asphalt plants	X	C
	(2) Athletic fields	C	C
	(3) Automobile wrecking, salvage, and storage yards, provided that the yard is completely enclosed by a solid, neat 8-foot-high wall.	C	C
	(4) Batching and mixing plants, asphalt, cement and concrete	X	C
	(5) Brewery, large or microbrewery, distillery, or winery with on-site consumption (may also include on-site restaurant).	C	C
	(6) Brewery, large or microbrewery, distillery, or winery without on-site consumption and no on-site restaurant.	P	P
	(7) Building wreckers and house movers storage yards	X	C
	(8) Commercial cannabis activity as defined in <u>chapter 13</u> of the City Code.	X	X
	(9) Commercial recreation facilities not otherwise listed.	C	C

(10) Commercial uses that are incidental and directly related to and/or serve the personnel of the permitted industrial uses, provided that the commission determines that the proposed use will not be incompatible with uses in the surrounding zone(s).	C	C
(11) Communication facilities, see requirements in article IV, division 8 communications facilities, including exemptions in <u>section 29-258</u> .	C	C
(12) Collocation facilities in compliance with <u>section 29-259</u> .	P	P
(13) Gas, above surface storage of natural gas in excess of 500,000 cubic feet.	X	C
(14) Gasohol plants	X	C
(15) Geothermal well	C	C
(16) Kennels, dog and cat	C	C
(17) Livestock feed yards	C	C
(18) Livestock sales yards	X	C
(19) Mobile food court	C	C
(20) Municipal solid waste transfer stations and material recovery facilities	P	P
(21) Oil, gasoline or petroleum products storage exceeding 2,500 barrels on any one lot or parcel of land, except oil storage in conjunction with an oil well being drilled or in production.	X	C

	(22) Places of assembly with a seating capacity for more than 500 persons	X	C
	(23) Public agency services and facilities not otherwise listed	C	X
	(24) Recreational vehicle park, see article IV, division 3 of this chapter.	C	P
	(25) Skating rinks	C	C
	(26) Testing of wind-generating devices or mechanisms	C	X
	(27) Vehicle Towing Service Storage Yard; Impound Lot, provided that the yard is completely enclosed by a solid 8-foot-high wall.	P	P
(f)	<i>Accessory structures and uses:</i>		
	In all manufacturing zones, accessory structures and uses, including signs in compliance with chapter 22.1 of the El Centro City Code, are allowed which are clearly incidental and secondary to a permitted use. See also section 29-163 for caretaker residences.	P	P

(Ord. No. 24-03, § 2, 9-17-24)