

ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO. 2718

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING SECTION 16-186.1 TO THE CITY CODE AND AMENDING SECTIONS 16-188 AND 16-651 OF THE CITY CODE

The City Council of the City of Oxnard makes the following findings:

- 1. There is increasing demand to locate religious institutions in light industrial zones within the city.
- 2. A religious use is compatible with light industrial zone uses as the peak hours of usage for religious institutions are different than the peak hour usage of other owner and tenant users in light industrial zones.
- 3. The difference in peak hour usage between a religious institution and other light industrial zone uses allows nearby light industrial uses to accommodate the peak hour parking requirements for a religious institution.

Now, therefore, the City Council of the City of Oxnard does ordain as follows:

Part 1. Section 16-186.1 is hereby added to the City Code to read as follows:

“SEC. 16-186.1. RELATED USE – SPECIAL USE PERMIT REQUIREMENT.

“A church use shall be allowed in the M-L zone if the commission has granted a special use permit as provided in sections 16-530 through 16-553.”

Part 2. Section 16-188 of the City Code is hereby amended to read as follows:

“SEC. 16-188. PERMITTED USES.

“(A) The following uses illustrate the types of uses permitted in existing structures in the M-L zone. Uses listed that do not reasonably comply with the performance standards of this zone are not permitted. A special use permit is required for substantial expansion of any of these uses or development of these uses in a new structure pursuant to section 16-186 above.

“(B) The following uses and activities, except for agricultural crops, shall be within an enclosed building, unless otherwise approved by a special use permit pursuant to sections 16-530 through 16-553:

- “(1) Adult businesses, as defined in section 16-336, except adult motels;
- “(2) Agricultural, limited to growing of crops;
- “~~(3) Churches in freestanding, single-use structures;~~

“(3) Adult day care facilities;

“(4) Manufacturing or fabrication of products, components, devices, equipment, systems and parts, such as the following:

“(a) Ceramic products (not including bricks, building drain or tile);

“(b) Communication transmission and reception equipment;

“(c) Control equipment and systems;

“(d) Data processing equipment and systems;

“(e) Electrical appliances;

“(f) Electronic instruments, devices and components;

“(g) Glass molding, edging, beveling and silvering;

“(h) Graphics and art equipment;

“(i) Jewelry, including products from precious or semiprecious stones or metals;

“(j) Medical or dental equipment;

“(k) Metering instruments;

“(l) Optical devices, equipment and systems; and

“(m) Photographic equipment and systems.

“(5) Precision machine shops for producing parts, accessories, assemblies or components; precision machine shops for manufacturing, processing, assembling and packaging of products such as:

“(a) Business machine equipment;

“(b) Home appliances;

“(c) Measurement and control devices;

“(d) Phonograph records and prerecorded audiovisual tape;

“(e) Radio and television equipment;

“(f) Scientific, optical, medical and dental products; and

“(g) Sound equipment and supplies, accessories and products of similar character.

“(6) Printing and publishing facilities;

“(7) Product assembly plants and production facilities primarily engaged in final or partial assembling or packaging of premanufactured, treated or fabricated components, materials or products;

“(8) Public service uses, such as electrical distribution substations, telephone exchanges or communications buildings, post offices, fire and police stations, local water and natural gas service facilities, and broadcasting studios.

“(9) Research and development, experimental or developmental laboratories, or computer services;

“(10) Warehousing and distribution facilities, including mini-warehouses, for the storage of goods or products;

“(11) Commercial recreational uses in freestanding structures or as freestanding uses; and

“(12) Other similar uses which the director finds are consistent with the purposes and intent of this zone.”

Part 3. Section 16-651(B)(1)(e) of the City Code is amended to read:

“(e) A written agreement in the form on file with the city clerk shall be executed by all landowners and tenants affected by the agreement. The agreement shall assure the continued availability of the shared parking for the life of the uses to be served by those spaces. **specify that the city is a third party beneficiary to the agreement and shall state that the user agrees to vacate the use within twelve months if a landowner or tenant should amend or terminate the agreement so that the user no longer has sufficient parking to satisfy the parking requirements in effect at the time the agreement was accepted by the city.**”

Part 4. Section 16-651(B)(2)(c) of the City Code is amended to read:

“(c) A written ~~parking covenant agreement~~ in the form on file with the city clerk shall be executed by all ~~owners of the land providing off site parking and all owners of the land served by the off site parking and shall be recorded.~~ The covenant shall assure the continued availability of the off site parking for the life of the use to be served by the off site parking. **landowners affected by the agreement. The agreement shall specify that the city is a third party beneficiary to the agreement and shall state that the user agrees to vacate the use within twelve months if a landowner should amend or terminate the agreement so that the user no longer has sufficient parking to satisfy the parking requirements in effect at the time the agreement was accepted by the city.**”

Part 4. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the city. Ordinance No. 2718 was first read on April 11, 2006 and finally adopted on _____, 20__ to become effective thirty days thereafter.

AYES:

NOES:

ABSENT:

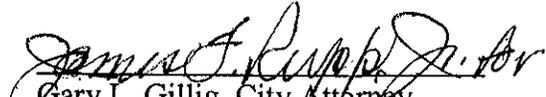
Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

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APPROVED AS TO FORM:


Gary L. Gillig, City Attorney