Chapter 20-24 INDUSTRIAL ZONING DISTRICTS*

* CodeAlert: This topic has been affected by Ordinance No. 2017-024. To view amendments and newly added provisions, please refer to the CodeAlert Amendment List.

20-24.010 Purpose.

This Chapter lists the land uses that may be allowed within the industrial zoning districts established by Section 20-20.020 (Zoning Map and Zoning Districts), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 3677 § 1, 2004)

20-24.020 Purposes of industrial districts.

The purposes of the individual industrial zoning districts and the manner in which they are applied are as follows.

A. BP (Business Park) district. The BP zoning district is applied to areas appropriate for planned, visually attractive centers for business that do not generate nuisances (noise, clutter, noxious emissions, etc.). This zone accommodates campus-like environments for corporate headquarters, research and development facilities, offices, light manufacturing and assembly, industrial processing, general service, incubator-research facilities, testing, repairing, packaging, and printing and publishing. Warehousing and distribution, retail, hotels, and residential uses are permitted on an ancillary basis. Restaurants and other related services are permitted as accessory uses. Outdoor storage is not permitted. The BP zoning district is consistent with and implements the Business Park land use classification of the General Plan.

B. IL (Light Industrial) district. The IL zoning district is applied to areas appropriate for some light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses. Residential uses may also be accommodated as part of work/live projects. The IL zoning district is consistent with the Light Industry land use classification of the General Plan.

C. IG (General Industrial) district. The IG zoning district is applied to areas appropriate for industrial and manufacturing activities, warehousing, wholesaling and distribution uses. Uses may generate truck traffic and operate 24 hours. Retail and business service uses that could be more appropriately in another zone are not permitted. Land uses allowed in the IG zoning district have the potential for creating objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, or industrial wastes. The IG zoning district is consistent with the General Industry land use classification of the General Plan.

(Ord. 3677 § 1, 2004)

20-24.030 Industrial district land uses and permit requirements.

A. General land use permit requirements. Table 2-10 identifies the uses of land allowed by this Zoning Code in the industrial zoning districts, and the land use permit required to establish each use, in compliance with Section 20-21.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.

B. Re-occupancy with less intensive use. The re-occupancy of a building that was authorized by Minor Conditional Use Permit or Conditional Use Permit, with a use allowed in the same industrial zoning district by Table 2-10 as a permit-

ted or conditional use, may occur with a Zoning Clearance where noted by Table 2-10, and where the Director determines that the proposed use is similar to or less intense than the previous use. The determination shall be based on the following criteria, and other relevant considerations as identified by the Director.

1. Pedestrian and vehicular traffic;
2. Parking requirements;
3. Number of employees and clients;
4. Nuisance factors, including noise, odors, fumes, dust, dirt, litter, vibrations, etc.

TABLE 2-10
Allowed Land Uses and Permit Requirements for Industrial Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for requirement
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY ZONE (2) BP	IL	IG	Specific Use Regulations
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALE				
Agricultural product processing	—	—	P(3)	
Artisan/craft product manufacturing	P	P	P	
Brewery—Brew pub	P	CUP	—	
Brewery—Production	P	P	P	
Community care facilities—6 or fewer clients	P	P	P	
Community care facilities—7 or more clients	MUP	MUP	MUP	
Furniture/fixtures manufacturing, cabinet shops	—	P(3)	P(3)	
Laboratory—Medical, analytical	P	P	—	
Laundry, dry cleaning plant	—	MUP	P	
Manufacturing/processing—Heavy	—	—	MUP	
Manufacturing/processing—Light	P(3)	P(3)	P(3)	
Manufacturing/processing—Medium	—	MUP	MUP	
Media production—Indoor only	P	P(3)	P(3)	
Media production—With outdoor uses	MUP	P(3)	P(3)	

Petroleum product storage and distribution	—	—	MUP	

Key to Zoning District Symbols

BP	Business Park	**IG**	General Industrial
IL	Light Industrial		

Notes:

(1) See Division 7 for land use definitions.

(2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.E

(3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.

(4) Use only allowed ancillary to another primary use.

(5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.

(6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or aff

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LAND USE (1)	**PERMIT REQUIRED BY ZONE (2)**			**Specific Use Regulations**
	BP	**IL**	**IG**	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALE (continued)				
Printing and publishing	P(3)	P(3)	P	
Recycling—Large collection facility	—	—	MUP	20-42.120
Recycling—Processing facility	—	—	MUP	20-42.120
Recycling—Reverse vending machines	P	P	P(3)	20-42.120
Recycling—Scrap or dismantling yard	—	—	MUP	20-42.120
Recycling—Small collection facility	MUP	MUP	MUP	20-42.120
Research and development	P	P	MUP	
Storage—Accessory	P	P	P(3)	
Storage—Contractor's yard	—	MUP	MUP	
Storage—Open during extended or transitional hours	—	MUP	MUP	
Storage—Outdoor	—	MUP	MUP	20-42.170
Storage—Personal storage facility (mini-storage)	—	P(3)	P(3)	20-42.180
Warehouse, wholesaling and distribution	MUP (4)	P(3)	P(3)	
Winery—Boutique	P	P	P	
Winery—Production	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Adult entertainment business	S	S	S	20-40
Commercial recreation facility—Indoor	MUP	P	P	
Commercial recreation facility—Outdoor	—	MUP	—	
Community garden (6)	P	P	P	
Conference/convention facility	MUP (4)	MUP	—	
Health/fitness facility—Commercial	MUP	MUP	—	
Health/fitness facility—Quasi-public	MUP	MUP	—	
Meeting facility, public or private	MUP	MUP	—	
School, public or private	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	CUP	—	

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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (continued)				
Studio—Art, dance, martial arts, music, etc.	MUP	MUP	—	
Theater, auditorium	—	CUP	—	
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)				
Animal keeping—Domestic/exotic	S	S	S	20-42.040
Caretaker unit	MUP(4)	MUP(4)	MUP(4)	
Emergency shelter	CUP	CUP	CUP	
Home occupation	S	—	—	20-42.070
Live/work unit	MUP	—	—	20-42.080
Mixed use project	MUP	—	—	
Mobile home/manufactured housing	CUP(4)	—	—	20-42.094
Multi-family dwellings	CUP(4)	—	—	
Organizational house	CUP(4)	—	—	
Residential accessory uses and structures	P(4)	—	—	
Second dwelling unit	P(4)	—	—	20-42.130
Single-family dwelling	CUP(4)	—	—	
Transitional housing	CUP	CUP	CUP	
Work/live unit	MUP	MUP	MUP	20-42.080
RETAIL TRADE				
Accessory retail uses	P(4)	P	P	20-42.024
Alcoholic beverage sales	—	CUP	—	20-42.034
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	
Building and landscape materials sales—Indoor	—	P	MUP	
Building and landscape materials sales—Outdoor	—	MUP	MUP	

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RETAIL TRADE (continued)				
Construction and heavy equipment sales and rental	—	MUP	MUP	
Farm supply and feed store	—	P	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	
Gas station	—	CUP	CUP	20-42.150
Neighborhood center	MUP(5)	MUP(5)	CUP(5)	
Night club	—	CUP	—	
Office supporting retail	P	—	—	
Restaurant, café, coffee shop—Counter ordering	P(4)	P	CUP	
Restaurant, café, coffee shop—Outdoor dining	MUP(4)	MUP	CUP	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P(4)	P	CUP	

Restaurant, café, coffee shop—Table service	P(4)	P	CUP	
Warehouse retail	CUP(4)	CUP	CUP	
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL				
ATM	P	P	—	20-42.044
Bank, financial services	P	—	—	
Business support service	P	P	MUP	
Medical service—Clinic, urgent care	P	MUP	—	
Medical service—Doctor office	P	—	—	
Medical service—Health care facility	MUP	—	—	20-42.060
Medical service—Integrated medical health center	P	MUP	—	
Medical service—Lab	P	MUP	—	
Medical service—Veterinary clinic, animal hospital	—	MUP	MUP	
Office—Accessory	P	P	P(3)	
Office—Business/service	P	—	—	
Office—Government	P	—	—	
Office—Processing	MUP	—	—	
Office—Professional	P	—	—	

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SERVICES—GENERAL				
Accessory services	P(4)	P	MUP	20-42.024
Catering service	—	P	P	
Child day care center	MUP	MUP	—	20-42.050
Equipment rental	—	P(3)	P(3)	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP	MUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	CUP(4)	—	—	
Maintenance service—Client site services	MUP	P	P	
Personal services	P	MUP	—	
Public safety facility	MUP(2)	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	MUP	P(3)	
Vehicle services—Major repair/body work	—	MUP	P(3)	
Vehicle services—Minor maintenance/repair	—	P	P(3)	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Broadcasting studio	P	P	P	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	MUP	MUP(3)	
Telecommunications facilities	S	S	S	20-44
Truck or freight terminal	—	MUP	MUP(3)	
Utility facility	—	P(3)	P(3)	
Utility infrastructure	P(3)	P(3)	P(3)	
Vehicle storage	—	MUP	P(3)	

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(Ord. 4042 § 2, 2015; Ord. 4002 § 4, 2012; Ord. 4001 § 4, 2012; Ord. 3997 § 4, 2012; Ord. 3995 § 5, 2012; Ord. 3981 § 2, 2012; Ord. 3968 § 4, 2011; Ord. 3889 § 2, 2008; Ord. 3820 § 1, 2007; Ord. 3766 § 1 Exh. A, 2006; Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-24.040 Industrial zoning district development standards.

A. General standards. Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-11, in addition to any other applicable requirements of this Division, and the development standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this Zoning Code.

B. Design Guidelines. See Section 3.4 (Business and Light Industrial Parks and Buildings) in the City's Design Guidelines.

TABLE 2-11—INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	BP	**IL**	**IG**
Minimum lot size	*Minimum area and width for parcels proposed in new subdivisions.*		
Area	20,000 sf	Determined by CUP (1)	None required (1)
Dimensions	None required (1)		
Residential density	*Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.*		
Maximum density	Determined by review authority		
Setbacks (1)	*Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.*		
Front	7.5 ft adjacent to a residential zone or use; set by CUP approval elsewhere (2)		
Side—Interior (each)	5 ft adjacent to a residential zone or use; set by CUP approval elsewhere (2)		
Side—Corner			
Rear	10 ft adjacent to a residential zone or use; none required elsewhere.		
Lot coverage (1)	*Maximum percentage of total lot area that may be covered by structures.*		
	Determined by CUP		85%
Height limit	*Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*		
	55 ft; or greater or lesser height as approved or required by CUP	55 ft	
Landscaping	See Chapter 20-36 (Landscaping Standards)		
Parking	See Chapter 20-38 (Parking and Loading)		
Signs	See Chapter 20-38 (Signs)		

Notes:

(1) Subdivision or Conditional Use Permit approval may establish specific requirements for minimum lot area, maximum lot coverage, setbacks, and/or dimensions based on the characteristics of the site or surroundings, environmental constraints, and/or other issues.

(2) The Design Review process may require larger setbacks.

(Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-24.050 BP zoning district development standards.

Within the BP (Business Park) zoning district, the approval of a Conditional Use Permit or a Minor Conditional Use Permit for a land use listed by Table 2-10 in the Retail, or Services—General use groups shall require that the review authority first find that the approval of the use will not significantly reduce the City's inventory of land available for manufacturing and processing uses.

(Ord. 3677 § 1, 2004)

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