

**CHAPTER 6 OF TITLE VI
INDUSTRIAL ZONE DISTRICT**

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6.6.10 **PURPOSE AND INTENT**

1. The General Plan outlines the goals, objectives and policies establishing the character and location of regional commercial and industrial land uses within the City. It is the purpose of this Chapter to provide regulations that implement those goals, objectives, and policies that assure the availability of a solid and diversified economic base that is capable of offering a wide range of employment to the residents of the City.
2. The provisions of this Chapter are intended to ensure that specific, well-defined patterns of industrial activities are established which are compatible with the surrounding land uses, provide adequate access to the regional transportation network, and accommodate the employment and personal needs of workers and business visitors which meet the service needs of local businesses.
3. It is the further intent of the provisions of this Chapter to:
 - a. Preserve appropriate areas for industrial uses and protect these areas from intrusion by residential and other incompatible land uses;
 - b. Protect adjacent land uses from noise, odor, dust, smoke, truck traffic, fire, explosion, radiation and other potential hazards and objectionable influences associated with certain industrial uses;
 - c. Provide adequate open space around industrial structures to protect them from hazards and to minimize the impact of industrial plants on nearby residential or commercial districts; and
 - d. Minimize traffic congestion and avoid overloading utilities by regulating the construction of buildings and structures of excessive size relative to the size of the building parcel.

6.6.20 **INDUSTRIAL (I) ZONE DISTRICT**

The primary purpose of the Industrial (I) Zone District is to provide appropriate regulations and suitable locations for manufacturing, research and development, warehousing and distribution, multi-tenant industrial uses, in addition to administrative support, professional offices, and commercial activities on a limited basis. This Zone District is intended to provide an area for the establishment of light industrial and limited service commercial uses which meet high performance standards, but which usually cannot meet site development standards applicable to planned research and development parks.

6.6.30 USE REGULATIONS

1. Identified in Table 6.A of this Chapter are those land uses or activities which may be permitted in the industrial zone district, subject to the provisions of this Title and applicable General Plan policies. This table also indicates development procedure and approval type by which each listed land use or activity may be permitted in the industrial zone district.
2. Land uses within the industrial zone district shall meet the provisions of the Section 6.11.110 (Hazardous Materials Management) of this Title and all applicable local, state, and federal hazardous materials legislation, in addition to the provisions of this Chapter.
3. If permitted, land uses within the industrial zone district which are or would be deemed “Hazardous Materials Handlers or Generators”, as defined in the County Hazardous Waste Management Plan, shall be subject to Section 6.2.50 (Conditional Use Permits) of this Title, notwithstanding the application process which may be specified in this Chapter.

**Table 6.A
Uses Permitted within the Industrial Zone District**

Legend

- P Permitted subject to Consistency Assessment
 C Permitted subject to approval of a Conditional Use Permit application
 X Prohibited

INDUSTRIAL USES	I
A. Manufacturing Uses	
1. Bakery/food preparation	P
2. Batch plants	C
3. Bottling plants	P
4. Carpenter and cabinet shops	P
5. Cement products manufacturing	C
6. Processing frozen food products	P
7. Electronics: electrical and related parts; electrical appliances, motors, and devices; radio, television, computers	P
8. Fruit, vegetable, and plant products processing, and retail services, including cold storage, packing, preserving, canning, and shipping	P
9. Furniture upholstery	P
10. Instruments: electronic and precision; medical and dental; timing and measuring	P
11. Laboratories: chemical, dental, electrical, optical, mechanical, and medical	P

12.	Manufacture and maintenance of electrical and other signs	P
INDUSTRIAL USES		I
13.	Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials: canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, shells, textiles, tobacco, wood and yarns.	P
14.	Office and related machinery: audio machinery, visual, and electrical equipment machinery	P
15.	Pharmaceuticals: cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils)	P
16.	Rubber and metal stamp manufacturing	C
17.	Welding shops	C
18.	Oil and gas exploration and production, subject to provisions of Chapter 9 of this Title	P
B. Wholesale Uses and Warehousing		
1.	General wholesale, storage and distribution including warehousing, storage, freight handling, shipping	P
2.	Warehousing from the premises of unfinished, raw and semi-refined products requiring further processing, fabrication, or manufacturing. Contractors' storage yards; including the storage of equipment, materials and vehicles for the construction industry (screening of outdoor storage required); truck terminals, outdoor storage yards	P
3.	Recreational vehicle storage (screening of outdoor storage required)	P
4.	Vehicle storage/towing services (screening of outdoor storage required)	P
5.	Vehicle wrecking and storage (screening of outdoor storage required)	C
6.	Mini-storage, self-storage units (commercial)	P
C. Commercial Uses and Services		
1.	All uses either permitted or conditionally permitted in the commercial districts except residential uses (unless otherwise specified in this table)	P
2.	Adult entertainment (as provided in Section 11.30 of this Title)	P
3.	Auction house	P
4.	Automotive fleet storage	P
5.	Automotive sales, service and rental agencies	P
6.	Automotive repair (minor)	P
7.	Automotive, truck, bus, and recreational vehicular repair (major)	C
8.	Bakery shops (retail and wholesale)	P
9.	Barber and beauty colleges	P
10.	Blueprinting and photocopying	P
11.	Boat and camper sales, manufacture, and repairs	P
12.	Car wash (self or full service)	P
13.	Cleaning and pressing establishments	P
14.	Cocktail lounge/bar, including upgrading existing ABC license (e.g. beer and wine to hard liquor license). Refer to Section 11.50 of this Title	C
15.	Communication and telecommunication facilities (radio and television)	C
16.	Commercial recreational facilities (indoor and outdoor)	P
17.	Commercial recreational facilities (outdoor)	C
18.	Driving schools	P
19.	Exterminators	P
20.	Fruit and/or vegetable stand	X

21. Furniture stores (sales, manufacture, repair and upholstery)	P
22. Glass shops and glass studio	P
23. Hotels and motels	C
INDUSTRIAL USES	
24. Lumber and building material yards	P
25. Kennel and catteries	C
26. Medical Marijuana Dispensaries (ord. 731-07)	X
27. Mortuaries	C
28. Newspaper and magazine shops (printing and publishing)	P
29. Commercial parking facilities	P
30. Printing and copy shops	P
31. Plumbing shops and supplies	P
32. Recycling facilities (large collection facilities and processing facilities)	C
33. Restaurants (including drive-through)	P
34. Restaurants other than fast food (refer to Section 11.50 of this Title):	
a. With entertainment and/or serving alcoholic beverages, including upgrading an existing ABC license (e.g., beer and wine to a hard liquor license)	C
b. Without entertainment and/or serving alcoholic beverages	P
35. Service stations (subject to Section 11.220 of this Title)	C
36. Sign painting shops	P
37. Tattoo parlors	P
38. Truck wash	C
39. Tire retreading and recapping	C
40. Tire shops (retail and service)	P
41. Vending machine service and repair	P
42. Veterinary offices and animal hospitals including exterior kennels, pens or runs	C
D. Accessory Uses	
1. Accessory uses and structures located on the same site as a permitted use	P
2. Accessory uses and structures located on the same site as a use permitted subject to a conditional use permit	C
3. Watchman's/caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use (where 24 hour surveillance is required)	C
E. Public and Quasi-Public Uses	
1. Bus, rail, rail freight classification or switching yard, rail spurs, and taxi stations	P
2. Churches, clubs, lodges, fraternities, and sorority headquarters	C
3. Educational institutions, museums, public libraries	C
4. Fire and police facilities	P
5. Public utility and public service substations, reservoirs, drainage sumps, pumping plants, transmission line, and similar installations not including public utility offices, unless project otherwise entails a public hearing; then Permitted.	C
6. Recreational facilities (e.g., golf courses, parks)	C
7. Day nurseries, nursery schools, and child care facilities, per State law	C
8. Postal services	P
9. Public administration buildings	P
10. Public utility services offices	P

F. Office and Related Uses	
1. Administrative and executive offices (incidental to primary use)	P
2. Clerical and professional offices (incidental to primary use)	P
3. Financial/mortgage services and institutions	P
4. Medical, dental and related health services for humans, including laboratories, clinics, and the sale of articles clearly incidental to the services provided	P
INDUSTRIAL USES	
5. Prescription pharmacies when located within a building containing the offices of medical practitioners	P
G. Temporary Uses	
1. Temporary uses as prescribed in Section 2.90 (Permits and Approvals) of this Title and based upon issuance of a Temporary Use Permit.	P
G. Other uses similar to, and no more objectionable than the uses identified above, may be permitted subject to approval by the Planning Commission	

6.6.40 SITE DEVELOPMENT STANDARDS

1. General Requirements
 - a. Table 6.B of this Chapter establishes the minimum property development standards for all land, buildings and structures constructed within the Industrial zone district. All sites shall conform to the dimensions established by this Chapter.
 - b. A development or business park may, for the purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria, provided that the design for the entire site is integrated and unified.
 - c. In addition to the minimum development standards established in Table 6.B, developments within an Industrial District shall comply with the provisions of Section 6.6.40.2 of this Chapter, Chapter 6.13 (Performance Standards), other applicable City regulations and ordinances, and the City General Plan.
 - d. Flag lot street frontage shall be no less than fifty (50) feet. Access to the large portion of any flag lot shall be designed and constructed to City standards and shall be subject to approval by the City Engineer.
 - e. In the Industrial District, structures may exceed the maximum permitted height subject to securing an approved conditional use permit.

**Table 6.B
Industrial Site Development Minimum Standards**

REQUIREMENT	I
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1. Minimum parcel size Flag lots (a)	10,800 sq. ft. 15,000 sq. ft.
2. Minimum site width	80 ft.
3. Minimum site depth	120 ft.
4. Minimum front, interior side, street side, and rear building setback	0 ft.
5. Maximum building height may exceed with approved CUP	50 ft.
6. Maximum lot Coverage	60%

2. Special Site Development Standards

- a. All uses in the Industrial Zone District shall comply with the provisions of Section 6.11.290 (Screening Requirements) of this Title.
- b. Where off street parking areas in the Industrial Zone District are situated along a visual corridor, as may be defined in a precise plan adopted by the City Council, screening such walls, berms, landscaping, or a combination thereof, no less than two (2) feet in height shall be erected between the street right-of-way and the parking area.
- c. Parking for each proposed use within the Industrial Zone District shall comply with the provisions of Chapter 6.14 (Parking Requirements) of this Title.
- d. When abutting a residentially zoned district, the front side, and rear yard setbacks of that residentially zoned district shall apply to the development abutting that residentially zoned district.