

and efficient use of land and to provide proper measures to protect compatibility with other land uses.

- B. Business Park (B-P) Zone. The zone is intended to provide uses such as business and professional offices, light manufacturing, storage, warehousing/distribution, wholesaling, small-scale warehouse retail, service commercial services, public uses, churches, educational facilities, including public or private vocational schools (but excluding day care facilities and preschools), and certain public assembly uses. Retail and commercial service uses shall not exceed 25 percent of the gross floor area. [Ord. 285 § 6, 2009; Ord. 95-7 § 2; Code 1990 § 12.5.02.]

18.30.030 Use regulations for industrial districts.

Table 18.30.030 identifies those uses and activities which may be permitted in the industrial zone districts subject to the provisions of this title and applicable General Plan policies, and those uses and activities which are not permitted. Table 18.30.030 also indicates the development procedure and the approval type by which each listed use or activity may be permitted in each of the industrial zone districts. A minor development plan or major development plan may be required in accordance with Chapter 18.90, Development Plan Review.

**TABLE 18.30.030
USES PERMITTED WITHIN INDUSTRIAL DISTRICTS**

Use	L-I	B-P
A. Processing and Fabrication		
Chemicals	P	P
Clay	P	P
Electrical	P	P
Food products	P	P
Glass	P	P
Leather	P	P
Lumber and wood products	P	P
Machinery	P	P
Metals	P	P
Paper	P	P
Plastics	P	P
Rubber	P	P
Stone	P	P
Textiles	P	P

Use	L-I	B-P
B. Storage/Wholesale Trades		
Distribution center, including catalog sales distribution	CC	CC
Equipment rental, storage and sales	P	X
Lumber yard, contractor yard, nonhazardous materials storage yard, and building material yard	P	X
Mini-warehousing, self-storage ^a	P	C
Recreational vehicle storage	P	X
Transportation/trucking yards, stations, terminals	CC	X
Vehicle storage yards, inclusive of towing yards	P	X
Warehousing/distribution	CC	CC
C. Services		
Auto body repair and painting	C	X
Automobile or truck assembly	C	X
Automotive services and garages, inclusive of car washes	P	X
Distributors, showrooms, and administrative offices	P	P
Fuel dispensing services	P	P
Laboratories, inclusive of medical, chemical, dental, optical	P	P
Laundry, dry cleaning, and cleaning plants	P	P
Printing/blueprint/photography studios and laboratories	P	P
Research and development	P	P
Services that are more industrial in nature (e.g., pest control, carpet cleaners)	P	P
Incidental retailing when part of a permitted use of this section	P	P
D. Manufacturing		
Asphalt and asphalt product manufacture and storage	C	X
Bakery/food preparation	P	C
Bottling plants	P	C
Carpenter and cabinet shops	P	C
Cement, lime, gypsum, plaster manufacturing or processing	C	X
Concrete batch plant	C	X
Electronics: electrical and related parts; electrical appliances, motors, and devices; radio, television, and phonograph	P	P
Fertilizer processing and manufacture	C	X

Use	L-I	B-P
Furniture upholstery	P	P
Instruments: electronic and precision; medical and dental; timing and measuring	P	P
Metal casting, foundries, or rolling or drawing mills	C	X
Packing houses	P	X
Paint manufacturing	C	X
Pharmaceuticals: cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fats or oils)	P	P
E. Public/Quasi-Public Uses		
Bus, rail, and taxi stations	C	C
Churches and other religious institutions	X	C
Educational facilities (including public or private vocational schools)	X	C
Fire and police facilities	P	P
Postal services	P	P
Public administration buildings and civic center	P	P
Public utility services offices	X	P
F. Office and Related Uses		
Financial services and institutions	X	P
Professional office	P	P
G. Miscellaneous		
Adult entertainment ^b	X	P
Animal hospital/veterinary office	C	X
Brewery, microbrewery, distillery, or winery	C	C
Commercial recreation facilities		
• Indoor	C	C
• Outdoor	C	X
Kennel/animal shelter	C	X
Public assembly ^c		
• Occupancy of up to 20 total persons	P	P
• Occupancy of 21 or more persons or use not meeting parking requirements	C	C
Refuse disposal operations	C	X
Tire recapping or retreading	C	X

Use	L-I	B-P
Restaurants	C	C
H. Accessory Uses		
Watchman's or caretaker's living quarters, only when incidental to and on the same site as a permitted or conditionally permitted use (where 24-hour surveillance is required)	P	P
Temporary Uses	Subject to the provisions of Section 18.15.130, Temporary Use Permits.	
Other uses similar to and having no greater impact on the surrounding environment than the uses identified above	Subject to the provisions of Section 18.15.180, Determination of Similar Use.	
Legend: P — Permitted C — Subject to conditional use permit CC — Subject to City Council-approved conditional use permit ^d X — Prohibited		

Notes:

- a. Subject to the development standards of Section 18.30.100, Specific Development Standards for Self-Storage Warehouses.
- b. Subject to the provisions of Section 18.30.070, Adult-Oriented Businesses.
- c. Public assembly uses are those in which people gather for social or recreational activities and may include but are not limited to facilities for gymnastic classes, martial arts studios, yoga classes, craft and hobby classes, indoor batting cages, etc. For occupancies of 21 or more persons or uses lacking in parking, the Planning Commission shall consider the appropriateness of the use as part of the CUP process and with respect to the adequacy of off-street parking, including shared parking (without a separate variance application), the building occupancy requirements for the proposed use, and other impacts of the use on surrounding properties and neighborhood.
- d. This use requires issuance of a conditional use permit approved by the City Council, following the recommendation of the Planning Commission.

[Ord. 286 § 7, 2009; Ord. 285 § 7, 2009; Ord. 257 § 2, 2007; Ord. 98-5 § 1; Ord. 95-7 § 2; Code 1990 § 12.5.03.]

18.30.040 Industrial development standards.

- A. Table 18.30.040 provides the minimum site development standards applicable to proposed and existing development in all industrial zone districts.
 - 1. A development of a 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.