

## Chapter 18.35 - I-P INDUSTRIAL PARK ZONE

**Sections:**

## 18.35.010 - Regulations established.

The regulations established by this chapter apply in the I-P industrial park zone, unless otherwise provided by this title.

(Ord. 1234 (part), 1995)

## 18.35.020 - Permitted uses.

## A. Subject to the precise plan of design review, uses permitted are as follows:

1. Contractor and general trade office and storage, excluding contractors' storage yards, where all storage (except vehicles) is contained within an enclosed building (excepting parcels within three hundred feet of public educational facilities),
2. Minor assembly, fabrication, adjustment or repair of previously manufactured items where no more than five persons are employed in such operation,
3. Printing and publishing,
4. Warehousing and storage within an enclosed building,
5. Wholesale sales and distribution facilities, where all products or merchandise is maintained in an enclosed building,
6. Emergency shelter;

## B. Accessory buildings and uses customarily incidental to the permitted uses when located on the same lot, including the retail sales of merchandise stocked for wholesale distribution;

## C. Conditional uses, subject to a conditional development permit by the planning commission as follows:

1. Permitted uses proposed within three hundred feet of public educational facilities,
2. Conditional uses as provided in Chapter 18.66,
3. Trade or technical schools,
4. Truck terminals (excepting parcels within three hundred feet of public educational facilities),
5. Commercial uses permitted in the freeway commercial zone,

6. Steel fabrication and manufacturing,

D. Other uses which in the judgment of the planning commission, as evidenced by a resolution in writing, are similar to and no more objectionable than any of the uses listed in this section, and further, are consistent with the intent of the Gateway Specific Plan land use arrangement;

E. Electric vehicle charging stations, in accordance with Chapter 15.64 of the code.

(Ord. 1234 (part), 1995)

(Ord. No. 1499, § 2, 2-14-12; Ord. No. 1597, § 9, 11-28-17; Ord. No. 1642, § 6, 7-14-20)

18.35.025 - Reserved.

**Editor's note**— Ord. No. 1594, § 5(J), adopted November 14, 2017, repealed § 18.31.025, which pertained to prohibited uses and derived from Ord. No. 1453, adopted October 13, 2009 and Ord. No. 1570, adopted August 9, 2016.

18.35.030 - Height, bulk and space requirements.

Minimum height, bulk and space requirements are:

A. Building height limit, two and one half stories and not to exceed thirty-five feet.

B. Front yard and street side yard, twenty-five feet; which shall be fully landscaped. Parking of motor vehicles is not permitted in the required yard area.

C. Rear yard and interior side yard, as provided by the C-2 zone.

(Ord. 1234 (part), 1995)

18.35.040 - Signs.

As provided by Section 18.102.060(H) of this title.

(Ord. 1234 (part), 1995)

18.35.050 - Off-street parking.

A. The primary purpose of the zone is to provide wholesale sales and business or trade services consistent with the goals, policies and objectives of the Gateway Specific Plan, and, to provide for a certain range of light industrial activities which will be developed and conducted in a manner that

enhance the image of the area.

B. In order that buildings, structures, signs, landscaping and other improvements will be consistent with the development guidelines of the Gateway Specific Plan, and compatible with the surrounding uses and structures, no change of existing use of a building or grounds shall be made, nor shall any buildings or structure be constructed, altered, or removed until a detailed plan for the work proposed to be done has been approved by the community development director. In the review of a proposal, the community development director shall use and refer to design and performance guidelines contained in the specific plan, the detailed standards contained in this chapter, and the general requirements of this title. Particular attention is to be given to the following review elements:

1. Site plan, appropriateness of layout and function and the relationship to existing buildings and structures in the general vicinity or area within the specific plan;
2. Building height, bulk, area and design (including materials and colors);
3. Architectural and security lighting;
4. Location and adequacy of loading and automobile parking areas;
5. Landscape and hardscape (paving) treatments;
6. Setback distances from all property lines;
7. Size, type and location of signs.

The action of the community development director is final, unless appealed to the planning commission pursuant to Section 18.49.040. The action of the planning commission is final, unless appealed to the city council pursuant to Chapter 18.68 of this title.

(Ord. 1234 (part) 1995)

(Ord. No. 1645, § 3, 7-14-20)

## Chapter 18.36 - C-M COMMERCIAL—MANUFACTURING ZONE

### Sections:

18.36.010 - Regulations established.

The regulations established by this chapter apply in the C-M, commercial manufacturing zone, unless otherwise provided by this title.

(1965 code Title XII, Ch. 18, § 1)

## 18.36.020 - Permitted uses.

Uses permitted are as follows:

- A. Any use permitted in the C-3 zone;
- B. Any use permitted in the M-I zone.

(1965 code Title XII, Ch. 18, § 2)

## 18.36.025 - Reserved.

**Editor's note**— Ord. No. 1594, § 5(K), adopted November 14, 2017, repealed § 18.31.025, which pertained to prohibited uses and derived from Ord. No. 1453, adopted October 13, 2009 and Ord. No. 1570, adopted August 9, 2016.

## 18.36.030 - Height, bulk and space requirements.

The C-3, general commercial regulations apply to the height, bulk and space requirements in the C-M zone.

(1965 code Title XII, Ch. 18, § 3)

## 18.36.040 - Signs.

As provided by Section 18.102.060(H) of this title.

(Ord. 1234 (part), 1995: 1965 code Title XII, Ch. 18, § 4)

## 18.36.050 - Off-street parking.

For off-street parking and loading requirements, see Chapter 18.58.

(Ord. 1057 § 2 (12), 1989: 1965 code Title XII, Ch. 18, §§ 5, 6)

## Chapter 18.38 - M-1 LIGHT MANUFACTURING ZONE

**Sections:**

## 18.38.010 - Regulations established.

The regulations established by this chapter apply in the M-I, light manufacturing zone, unless otherwise provided in this title.

(1965 code Title XII, Ch. 19, § 1)

## 18.38.020 - Permitted uses.

Uses permitted are as follows:

- A. Light manufacturing, processing or treatment of products;
- B. Any of the following uses:
  1. Assembly of machine and appliances from previously prepared parts,
  2. Auction houses, provided the use is conducted entirely within an enclosed building and no stalls or sales are allowed outside of the building and there is no outside storage, and subject to a conditional development request to be filed and approved by the planning commission,
  3. Automobile, truck, airplane, motorcycle, bicycle and farm machinery assembly, painting, repair and sales,
  4. Bakeries or baking plants,
  5. Bedding, carpet and pillow manufacturing, cleaning and renovating,
  6. Blacksmith and horseshoeing shop,
  7. Boat building,
  8. Body and fender works when operated wholly within a building,
  9. Book bindery,
  10. Bus repair and storage terminals,
  11. Circuses, carnivals, fairs,
  12. Cleaning and dyeing plant,
  13. Electric light or power generating station and electric distribution and transmission substation,
  14. Electric plating,

15. Flower, feed and seed processing and sales,
16. Food products manufacturing except the following: Fish, and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils,
17. Fruit or vegetable packing and shipping plants,
18. Ice and cold storage plants,
19. Laboratories,
20. Laundries,
21. Lumber yards, building materials storage and sales, contractors storage yard or plant,
22. Machine shop,
23. Neon or electric sign manufacture,
24. Planing or saw mills,
25. Plumbing shop and yard,
26. Printing, publishing and reproduction establishments,
27. Radio and television stations and masts,
28. Sheet metal plant,
29. Truck terminals, repair shops, hauling and storage yards,
30. Waste paper and rags, collection and bailing, when conducted entirely within an enclosed building,
31. Wholesale and jobbing establishment including incidental retail outlets for only such merchandise as is handled at wholesale,
32. Other uses which are subject to a conditional development permit (see Chapter 18.66),
33. Foundries or metal fabrication plants using plate and structural shapes,
34. Small and large collection facilities for recyclable materials as permitted in Chapter 18.108,
35. Light processing facilities for recyclable materials as permitted in Chapter 18.108,
36. Restaurant, cafe and sandwich shop;

C. Electric vehicle charging stations, in accordance with Chapter 15.64 of the code.

(Ord. 1248, 1996; Ord. 1161 § 2(3, 4), 1992; 1965 code Title XII, Ch. 19, § 2)

( Ord. No. 1597, § 10, 11-28-17; Ord. No. 1633, § 2, 1-28-20)

18.38.025 - Reserved.

**Editor's note**— Ord. No. 1594, § 5(L), adopted November 14, 2017, repealed § 18.31.025, which pertained to prohibited uses and derived from Ord. No. 1453, adopted October 13, 2009 and Ord. No. 1570, adopted August 9, 2016.

18.38.030 - Height, bulk and space requirements.

Minimum height, bulk and space requirements are as follows:

- A. Building height limit, same as for C-2 zone;
- B. Front yard, twenty-five feet;
- C. Side yard, same as for C-2 zone;
- D. Rear yard, same as for C-2 zone.

(1965 code Title XII, Ch. 19, § 3)

18.38.040 - Signs.

As provided by Section 18.102.060(I) of this title.

(Ord. 1234 (part), 1995: 1965 code Title XII, Ch. 19, § 4)

18.38.050 - Off-street parking.

For off-street parking and loading requirements, see Chapter 18.58.

(Ord. 1057 § 2 (13) 1989: 1965 code Title XII, Ch. 19, §§ 5, 6)

18.38.060 - Use conditions.

Uses in the M-1 zone are planned, developed, conducted and operated so that smoke, fumes, dust, odors, liquids and other waste of any kind is confined and/or purified to control pollution of air, soil or water to meet the standards and requirements of the planning commission in such manner as to provide no threat to public health and welfare. They also shall not be obnoxious or offensive by reason of noise, vibrations or similar causes

(1965 code Title XII Ch. 19, § 7)

## Chapter 18.40 - PLANNED INDUSTRIAL DEVELOPMENT (PID) ZONE

*Footnotes:**--- (3) ---**Prior ordinance history: Ords. 565, 572, 647, 700, 1057 and 1965 Code Title XII Ch. 24.*

## 18.40.010 - Regulations established.

The planned industrial development (PID) zone is established for the development of manufacturing, assembly, fabricating, warehousing, wholesale distributing uses, administrative offices and other compatible and related uses. The regulations of the PID zone are intended to minimize traffic congestion, noise, glare, air pollution water pollution and fire and safety hazards and to create through high development standards, a well designed, efficient, clean and visually appealing industrial complex.

(Ord. 1122 § 1 (part), 1990)

## 18.40.020 - Permitted uses.

In the PID zone, land may be used and buildings and structures erected maintained and used if they are intended, arranged or designed for the following uses:

- A. Airport Uses. Any facilities related to an airport including heliport and aircraft operations when located on airport property;
- B. Commercial uses as follows:
  - 1. Administrative and professional offices,
  - 2. Aircraft sales servicing and repairs including sale of aviation fuels,
  - 3. Banks and savings and loan institutions,
  - 4. Blueprinting and photocopying,
  - 5. Commercial retail and service establishments located in an airport terminal building,
  - 6. Field crops,
  - 7. Printing, lithographing publishing,
  - 8. Restaurant, cafe with cocktail lounge;



- C. Manufacturing uses when conducted within a permanent and completely enclosed building as follows:
1. Assembly of electrical appliances, electronic devices and instruments, radios, phonographs or televisions, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like,
  2. Assembly of machinery and transportation equipment,
  3. Foundry casting of lightweight nonferrous metals not causing noxious fumes or odors,
  4. Machine shop, excluding punch presses over twenty tons rated capacity, drop hammers and automatic screw machines,
  5. Manufacture of musical instruments, toys, novelties and rubber and metal stamps,
  6. Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products,
  7. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: asbestos, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, commercial metals, stone, shell, textiles, tobacco, wood, yam and paint not employing a boiling process,
  8. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas,
  9. Manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like,
  10. Research, development and data processing laboratories including:
    - a. Chemical,
    - b. Dental,
    - c. Electrical,
    - d. Mechanical,
    - e. Medical,
    - f. Optical;
- D. Wholesaling, warehousing and storage when conducted within a permanent and completely enclosed building;
- E. Accessory Uses. Accessory uses and structures may be permitted if they are clearly incidental to, and when placed upon the same lot or parcel with the permitted use;
- F. Similar Uses Permitted by Commission Determination. The planning commission may, by resolution of record, permit any other uses which it

may determine to be similar to those listed above, in conformity with the intent and purpose of this zone, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this zone;

G. Electric vehicle charging stations, in accordance with Chapter 15.64 of the code.

(Ord. 1122 § 1 (part), 1990)

( Ord. No. 1597, § 11, 11-28-17)

18.40.030 - Uses permitted by conditional development permit.

The following uses may be permitted by conditional development permit when approved by the planning commission:

- A. Animal hospitals and shelters;
- B. Hotels and motels;
- C. Outdoor storage and uses in conjunction with a permitted use when enclosed within a solid masonry wall not less than eight feet in height and in a manner satisfactory to the planning commission;
- D. Other conditional uses as provided for in Chapter 18.66 which are determined by the planning commission to be in conformity with the intent and purpose of this zone.

(Ord. 1122 § 1 (part), 1990)

18.40.040 - Prohibited uses.

The following uses are prohibited in the PID zone:

- A. Residential uses, including mobile home parks;
- B. Schools, public and private except trade schools and aircraft instruction;
- C. Auto wrecking and dismantling yards, salvage yards, junkyards and heavy equipment storage yards;
- D. Automobile and truck service and repair.

(Ord. 1122 § 1 (part), 1990)

(Ord. No. 1453, § 2, 10-13-09; Ord. No. 1570, § 2, 8-9-16; Ord. No. 1594, § 5(M), 11-28-17)

18.40.050 - Height, bulk and space requirements.

The minimum height, bulk and space requirements for all land and buildings in the PID zone are as follows:

- A. Building height limit, thirty-five feet;
- B. Lot area, minimum twenty thousand net square feet;
- C. Lot width, minimum one hundred feet;
- D. Lot depth, minimum one hundred feet;
- E. Front yard setback, minimum thirty feet;
- F. Side and rear yard setbacks, minimum twenty-five feet. Side and rear yard setbacks may be reduced as determined by the planning commission to be appropriate and desirable for the proposed use, based upon the review and approval of the site plan and elevation details of all proposed development on the site. All information required in an application for precise plan of design shall be submitted to the planning commission for its review and approval, together with any additional information that the planning commission may require in order to make its determination;
- G. Buildings and structures located adjacent to an airport runway or taxiway shall be set back the minimum distance consistent with the Federal Aviation Administration (FAA) Airport Development Standards;
- H. Buildings and structures shall be set back not less than one hundred feet from any side or rear property line which abuts any residential zone a six-foot high masonry wall shall be constructed along the property line, except that the wall shall be reduced to three and one-half feet in height within the front yard setback area of the adjacent residential zone;
- I. Front yard landscaped area, minimum twenty-five feet as measured from back of sidewalk, or from back of curb where there is no sidewalk required.

(Ord. 1122 § 1 (part), 1990)

#### 18.40.060 - Sign requirements.

Signs are permitted in accordance with the provisions of Chapter 18.102 regulating signs in the PID zone.

(Ord. 1122 § 1 (part), 1990)

#### 18.40.070 - Off-street parking requirements.

Off-street parking and loading requirements are in accordance with the provisions of Chapter 18.58 for the type of uses permitted in the PID zone.

(Ord. 1122 § 1 (part), 1990)

## 18.40.080 - Use conditions.

- A. Outdoor Storage and Waste Disposal. All goods wares merchandise materials containers and other objects or items which are stored, offered or displayed for sale or exchange shall be housed in permanent buildings unless screened from view from adjacent properties as required by the planning commission in the approval of a conditional development permit. This requirement does not apply to such items in the process of being transported or the sale lease and storage of aircraft.
- B. Buildings. All structures erected within the PID zone not located on airport property shall be constructed of heavy timber ceramics masonry concrete stucco or other materials being similar in nature. With the exception of trim and minor architectural features, the use of metal panels in the construction of the exterior of structures is not permitted.
- C. Fire and Explosive Hazards. All storage and activities involving flammable and explosive materials shall be protected against the hazard of fire and explosion with adequate fire fighting and fire suppression equipment and devices. All incineration is prohibited. All federal, state and local laws and ordinances apply to the location and regulation of flammable liquids, gasses and materials.
- D. Electrical Disturbance. Devices which radiate radio-frequency energy shall be operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located.
- E. Dust. Every use shall be operated so that is does not emit dust in such quantities as to be readily detectable on any boundary line of the lot on which the use is located.
- F. Glare. Glare from arc welding, acetylene torch cutting or similar processes shall be performed within a building and shall not be visible from any point beyond the property on which the activity is located.

(Ord. 1122 § 1 (part), 1990)

## Chapter 18.42 - M-2 GENERAL MANUFACTURING ZONE

**Sections:**

## 18.42.010 - Regulations established.

The regulations established by this chapter apply in the M-2, general manufacturing zone, unless otherwise provided in this title.

(1965 code Title XII, Ch. 20, § 1)

## 18.42.020 - Permitted uses.

Uses permitted in the M-2 general manufacturing zone are all uses permitted in the M-I zone and any other use not prohibited by law including the following:

- A. Alcohol and alcoholic beverages manufacture;
- B. Brick, pottery, tile or terra cotta manufacture and ceramic products;
- C. Central mixing plants for Portland cement concrete, mortar and plaster;
- D. Cellophane and celluloid manufacture;
- E. Cooperage works;
- F. Cosmetics and perfume manufacture;
- G. Dye stuff manufacture;
- H. Enameling Japanning lacquering or the plating or galvanizing of metals;
  - I. Excelsior and fiber manufacture;
  - J. Felt manufacture;
- K. Fertilizer manufacture but only from inorganic material;
- L. Gas manufacture for public distribution;
- M. Gasoline, liquefied petroleum gas, oil or other inflammable liquids storage;
- N. Glass manufacture;
- O. Livery stables riding academies or livestock barns;
- P. Locomotive and railroad car repair and manufacture;
- Q. Machine and tool manufacture;
- R. Oxygen manufacture and/or storage;
- S. Paint and enamel manufacture not employing a boiling process;
- T. Paper pulp cardboard and building board manufacture;
- U. Pickles, sauerkraut, yeast or vinegar processing;
- V. Plastics manufacture;
- W. Plating works;

- X. Potash works;
- Y. Pottery, porcelain, and vitreous manufacture;
- Z. Rag, bag, carpet cleaning establishments;
- AA. Railroad freight yards, terminals or classification yards and rights-of-way;
- BB. Scrap paper or rag storage sorting or baling when conducted within a building;
- CC. Tar roofing, water proofing or treatment plants;
- DD. Textile machinery manufacture;
- EE. Auto wrecking yards, salvage yards, junkyards and heavy construction equipment yards may be permitted subject to a conditional development permit;
- FF. Explosives, ammunition, matches, rocket propellants, fireworks manufacture and/or storage may be permitted subject to a conditional development permit;
- GG. Other uses subject to a conditional development permit, see Chapter 18.66;
- HH. Uses customarily incident to any permitted use and accessory buildings;
  - II. Asphalt manufacture or refining may be permitted subject to a conditional development permit;
  - JJ. Tire retreading and recapping operations may be permitted, subject to a conditional development permit;
  - KK. Heavy processing facilities for recyclable materials as permitted in Ch. 18.108.

(Ord. 1161 § 2(5), 1992; Ord. 1046 § 1 (part), 1988; Ord. 927 § 1, 1985; Ord. 706 § 1, 1976; Ord. 622 § 1, 1972; Ord. 578 §§ 2, 3, 1968; 1965 code Title XII, Ch. 20, § 2(A)(B))

#### 18.42.030 - Prohibited uses.

The following uses shall not be permitted:

- A. Animal slaughtering except that poultry or rabbit slaughtering is permitted;
- B. Acetylene gas manufacture and/or storage;
- C. Acid manufacture;
- D. Ammonia, bleaching powder or chlorine manufacture;
- E. Cement, lime, gypsum, plaster, or plaster of paris;

- F. Creosote manufacturing or treatment plants;
- G. Charcoal, lampblack, and fuel briquette manufacture;
- H. Disinfectant, insecticide or poison manufacture;
- I. Distillation of bones, coal, petroleum, refuse grain, tar, and weeds;
- J. Dumps and slag piles;
- K. Fat rendering, production of fats and oils from animal or vegetable products by boiling or distillation;
- L. Fertilizer manufacture except as specifically permitted in Section 18.42.020;
- M. Forge plants;
- N. Garbage, offal and animal reductions, incineration or processing;
- O. Gasoline, petroleum, or kerosene distillation, refining or derivation of by-products;
- P. Glue, size or gelatin manufacture;
- Q. Linseed oil, shellac, turpentine, manufacture or refining;
- R. Oilcloth or linoleum manufacture;
- S. Ore reduction;
- T. Rubber or gutta-percha manufacture or treatment of rubber products, except that tire retreading and recapping operations may be permitted, subject to a conditional development permit;
- U. Soap, soda and washing compound manufacture;
- V. Stockyards, cattle feeding yards, hog ranches;
- W. Tanning, cutting, curing of hides or skins;
- X. Other uses which by written decision are determined by the commission to be detrimental to the public welfare by reason of the emission of odor, dust, smoke, gas, noise, vibration, or other causes.

(Ord. 1046 § 1 (part), 1988; Ord. 927 § 2, 1985; Ord. 578 § 1, 1968: 1965 code Title XII, Ch. 20, § 2(C))

18.42.040 - Height, bulk and space requirements.

Minimum height, bulk and space requirements are as follows:

- A. Building height limit, same as the C-2 zone;

- B. Front yard, twenty-five feet;
- C. Side yard, same as the C-2 zone;
- D. Rear yard, same as the C-2 zone.

(1965 code Title XII, Ch. 20, § 3)

18.42.050 - Signs.

As provided by Section 18.102.060(l) of this title.

(Ord. 1234 (part), 1995: 1965 code Title XII, Ch. 20, § 4)

18.42.060 - Off-street parking.

For off-street parking and loading requirements, see Chapter 18.58.

(Ord. 1057 § 2 (15), 1989: 1965 code Title XII, Ch. 20, §§ 5, 6)

18.42.070 - Use conditions.

Uses in the M-2 zone shall be planned, developed, conducted and operated so that smoke, fumes, dust, odors, liquids and other waste of any kind is confined and/or purified to control pollution of air, soil, or water to meet the standards and requirements of the planning commission in such manner as to provide no threat to public health and welfare. They also shall not be obnoxious or offensive by reason of noise, vibrations or similar causes

(1965 code Title XII, Ch. 20 § 7)