

CHAPTER 19.44. INDUSTRIAL ZONES

Sec. 19.44.010. Purpose.

Three industrial zoning districts are provided. Their purposes are as follows:

- (1) *BP, Business Park.* This zone is provided for uses generally served by arterial roadways and freeways. They include business/professional offices, storage, light manufacturing, wholesaling, retail, auto dealerships, service commercial activities, and public uses. This zone correlates with the business park general plan land use designation.
- (2) *LI, Light Industrial.* This zone is to provide for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous products/materials, and retail related to manufacturing. This zone correlates with the light industrial general plan land use designation.
- (3) *GI, General Industrial.* This zone is to provide for the development of general industrial uses which may support a wide range of manufacturing and non-manufacturing uses, from warehousing and distribution facilities to industrial activities and emergency shelters. This zone correlates with the general industrial general plan land use designation.

(Code 1972, § 19.44.010)

Sec. 19.44.020. Land uses and permit requirements.

The Industrial land uses allowed in each zoning district are identified in the following table as being P (permitted), CUP (allowed subject to prior approval of a conditional use permit), A (accessory to a permitted or conditional uses), or PRO (prohibited). When a use is not listed specifically as either a permitted use or conditionally permitted use under a particular zoning district or category it is generally not permitted. However, the director of development services has the authority to determine if the use is substantially similar to other uses in the particular zone to justify a finding that it should be deemed either a permitted use or conditionally permitted use.

- (1) P, permitted uses are allowed subject to compliance with all applicable provisions of the zoning ordinance, and to obtaining any other permit required by this Code, including a business license.
- (2) A, accessory uses are allowed subject to compatibility with permitted and conditionally permitted uses. Such uses are defined as being clearly subordinate to the principal use of the building or lot, and serve a purpose customarily associated with the principal use.
- (3) CUP, conditional use permit is required; please refer to chapter 19.61.
- (4) PRO, prohibited uses are not allowed in this district.

ALLOWED LAND USES IN INDUSTRIAL ZONE DISTRICTS

Land Use	BP	LI	GI	See Section
Adult entertainment	PRO	PRO	P	Chapter 5.50
Animal or poultry slaughter	PRO	PRO	CUP	Chapter 8.08
Business support services	P	P	CUP	Chapter 19.08

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Cabinet and woodworking shops	PRO	P	P	
Carpet and furniture sales	P	CUP	CUP	
Carwash	P	P	P	
Chemical use	PRO	CUP	P	
Churches	CUP	CUP	CUP	
Child care center/nursery school, private	CUP	CUP	PRO	Chapter 19.83
Child care for employee children only	A	A	A	Chapter 19.83
Clinics including dental, medical, and optical	P	P	CUP	
Distributors and showrooms	P	P	P	
Emergency shelters for the homeless (40 persons or less)	PRO	PRO	P	19.44.090(6)
Emergency shelters for the homeless (more than 40 persons)	PRO	PRO	CUP	19.44.090(6)
Equipment rental, storage, and sales	PRO	P	P	
Explosive devices, manufacture or storage	PRO	PRO	CUP	
Food products, manufacturing	CUP	P	P	Chapter 19.08
Fueling stations and services	CUP	CUP	CUP	
Hospitals and urgent care centers	CUP	CUP	CUP	
Indoor commercial recreation	CUP	CUP	CUP	
Kennels, veterinarians, and animal services	CUP	CUP	P	Chapter 8.08
Laundry, dry cleaning and cleaning plants	PRO	P	P	
Machine shops	CUP	P	P	
Manufacturing, light	CUP	P	P	Chapter 19.08
Manufacturing, heavy	PRO	CUP	P	Chapter 19.08
Medical marijuana dispensary	P	P	P	Chapter 5.54
Mini-storage/wholesale storage	CUP	P	P	
Monopoles or similar wireless towers or facilities 70 feet or less in height	P	P	P	Chapter 19.85
Monopoles or other similar wireless towers or facilities more than 70 feet in height	CUP	CUP	CUP	Chapter 19.85
Offices	P	P	A	Chapter 19.08
Outdoor dismantling and salvage yards	PRO	PRO	CUP	
Outdoor storage and activities	PRO	CUP	CUP	Chapter 19.08
Pest control	PRO	P	P	
Pharmaceutical, manufacturing and supply	P	P	P	
Photography studios and laboratories	P	P	CUP	
Recycling facilities	PRO	CUP	P	
Research and development	P	P	A	Chapter 19.08
Residential uses, caretaker quarters	CUP	A	A	
Residential uses, general	PRO	PRO	PRO	

Restaurants	P	P	P	
Restaurants serving alcoholic beverages	CUP	CUP	CUP	Chapter 19.65
Restaurants with drive-through services	CUP	CUP	CUP	19.69.030(b)(5)
Restaurants with entertainment	CUP	CUP	CUP	
Retail sales	P	A	A	
Retail, liquor stores	PRO	PRO	PRO	Chapter 19.65
Schools, technical and trade	CUP	CUP	PRO	
Storage, less than ten percent of the site or floor area	A	A	A	
Studios for art, exercise, and dance	P	CUP	PRO	
Transportation, trucking yards, stations, and terminals	PRO	CUP	P	
Upholstering shops	CUP	P	P	
Vehicle, auctions	CUP	CUP	CUP	
Vehicle, major body repair and painting	PRO	CUP	P	
Vehicle, minor repairs and services	CUP	P	P	
Vehicle, sales and automobile dealerships	P	CUP	PRO	
Vehicle, storage and towing yards	PRO	CUP	P	
Warehouse	PRO			Chapter 19.08
- Up to 50,000 square feet		P	P	
- Larger than 50,000 square feet		CUP ^{2,3}	CUP ^{2,3}	
Warehouse/distribution center	PRO			Chapter 19.08,
- Up to 50,000 square feet		P	P	19.44.090(1)
- Larger than 50,000 square feet		CUP ^{2,3}	CUP ^{2,3}	
Warehouse retail	P	CUP	PRO	
Wholesale	CUP	P	P	

Notes:

1. Any legally established warehouse or distribution center, whether already constructed, currently operating, or approved but not yet built with a valid Conditional Use Permit (CUP) issued prior to adoption of this Zoning Code Amendment, may continue to operate in the BP Zone as permitted use, provided the CUP remains valid and has not expired.
2. This conditional use permit requirement shall apply only to warehouse and distribution center uses that exceed 50,000 square feet in total building floor area; the approval authority for such conditional use permits shall be the City Council. Any warehouses and distribution centers 50,000 square feet or less shall require a Development Plan Review.
3. Any legally established warehouse or distribution center, whether already constructed, currently operating, or approved but not yet built with a valid Development Plan Review (DPR) issued prior to adoption of this Zoning Code Amendment, may continue to operate in the LI or GI Zone as permitted use, provided the DPR remains valid and has not expired.

Sec. 19.54.030. Review authority and processing procedures.

(a) *Processing review and authority.*

(1) *Review and approval authority.* All actions covered by this chapter shall be processed in the manner prescribed below. The following matrix outlines the actions, review authority, and approval authority for each type of application:

Type of Application	Review Authority	Approval Authority
Type of Action: Discretionary		
<ul style="list-style-type: none"> Administrative determinations 	<ul style="list-style-type: none"> Staff 	<ul style="list-style-type: none"> Director of planning and community development
<ul style="list-style-type: none"> Administrative development plan review (more than 4 single-family, less than 4 multi-family, new non-residential less than 2,500 square feet, and conversion of residential structure to non-residential use) 	<ul style="list-style-type: none"> Staff Responsible agencies 	<ul style="list-style-type: none"> Director of planning and community development
<ul style="list-style-type: none"> Agricultural Preserve Applications 	<ul style="list-style-type: none"> Staff Responsible Agencies Planning Commission 	<ul style="list-style-type: none"> City Council
<ul style="list-style-type: none"> Annexations 	<ul style="list-style-type: none"> Staff Responsible Agencies Planning Commission 	<ul style="list-style-type: none"> City Council
<ul style="list-style-type: none"> Conditional Use Permits 	<ul style="list-style-type: none"> Staff Responsible Agencies 	<ul style="list-style-type: none"> Planning Commission
<ul style="list-style-type: none"> Conditional Use Permits (warehouse and distribution centers) <ul style="list-style-type: none"> - Larger than 50,000 square feet 	<ul style="list-style-type: none"> Staff Responsible Agencies Planning Commission 	<ul style="list-style-type: none"> City Council
<ul style="list-style-type: none"> Development Agreement 	<ul style="list-style-type: none"> Staff Responsible Agencies Planning Commission 	<ul style="list-style-type: none"> City Council
<ul style="list-style-type: none"> Development Plan Review 	<ul style="list-style-type: none"> Staff Responsible Agencies 	<ul style="list-style-type: none"> Planning Commission
<ul style="list-style-type: none"> General plan amendments 	<ul style="list-style-type: none"> Staff Responsible agencies Planning commission 	<ul style="list-style-type: none"> City council

• Major modifications	• Same authorities as for new application	• Same Authority as for new application
• Minor modifications	• Staff • Responsible agencies	• Director of planning and community development
• Minor adjustments	• Staff • Responsible agencies	• Director of planning and community development
• Minor development plan review	• Staff • Responsible Agencies	• Director of Planning and Community Development
• Reversions to acreage	• Staff • Responsible agencies	• City council
• Surface mining permits	• Staff • Responsible agencies • Planning commission	• City council
• Sign programs	• Staff • Responsible agencies	• Director of planning and community development
• Specific plans	• Staff • Responsible agencies • Planning commission	• City council
• Street naming	• Staff • Responsible agencies	• Planning commission
• Temporary use permits	• Staff • Responsible agencies	• Director of planning and community development
• Tentative parcel maps	• Staff • Responsible agencies	• Planning commission
• Variances	• Staff • Responsible agencies	• Planning commission
• Zone changes	• Staff • Responsible agencies • Planning commission	• City council
• Zoning text (ordinance) amendments	• Staff • Responsible agencies • Planning commission	• City council
Non-discretionary		
• Permitted uses	• City staff • Other responsible agencies	Director of planning and community development

(2) *Referral to next higher authority.* The director of planning and community development may refer an application to the next higher authority due to special issues, impacts related to the project, or controversy.

(3) *Multiple and concurrent applications.* When multiple applications related to a project are concurrently processed and that project also contains an application which requires review and determination by a

higher authority, then all these applications, with the exception of sign permits, shall be reviewed and referred to the higher authority for determination. The final environmental determination and decision on all of the concurrent applications related to a project shall be made by the highest level of approval authority for any of the applications. For example the city council shall review and determine the final action for all applications concurrently processed with a general plan amendment or zone change.

- (4) *Modifications.* Major modifications to approved projects shall be reviewed and a determination shall be made by the same authority as required for initial approval. Minor modifications shall be reviewed and a determination shall be made by the director of planning and community development. The director of planning and community development shall be responsible for determining whether or not a proposed modification is deemed significant depending on the circumstances involved and should be considered a major modification or minor modification. The approval of major or minor modifications to approved projects shall not extend the expiration date of the original project approvals, unless specified in the conditions of approval of said modification.
 - (5) *Violation of conditions.* Whenever a permit is conditionally approved or modified by the approving authority, the use or enjoyment of the permit approval without observance or in violation of any such conditions shall constitute a violation of the Code. Violations may be enforced in accordance with the processes and procedures for violations of the Code, or may constitute grounds for the permit to be revoked or suspended as provided in this Code.
- (b) *Processing procedures*
- (1) All development applications are subject to city review, except as exempted in Section 19.50.030.
 - (2) *Abandonment of applications.*
 - a. An application for permits or approvals as specified in this chapter shall be deemed to have been abandoned when information and/or fees have been requested in writing to complete or continue application processing and the requested information and/or fees have not been received by the planning division within 90 days of the request.
 - b. The applicant may provide a written request for extension, which must be supported by a written explanation of the delay, stating the date by which the further application material and or fees will be submitted. If the director finds that special circumstances exist and that unusual hardship to the applicant would result from deeming the application abandoned, the director may extend the period during which the required material must be submitted. If the required material has not been submitted by the new date and if the director has not further extended the allowable period, the application shall be deemed abandoned without further notification.
 - (3) *Final effective date of approvals.* The final effective date of any approval shall be the first business day after all applicable appeals periods have lapsed, or the final action has occurred on any appeal. Permits shall not be issued and land uses or construction shall not commence for any use or structure involved in any application required by this Code until the final effective date of the required approvals.

(Code 1972, § 19.54.030; Ord. No. 1103, 6-2002; Ord. No. 1325, § 4(Exh.), 3-29-2016; Ord. No. 1369, § 4(att. 3), 8-28-2018)