

### 17.10.020 Industrial/manufacturing zone land uses and permit requirements.

The following table identifies the uses of land allowed by this Zoning Ordinance in each industrial zone, and the land use permit required to establish each use, in compliance with this chapter.

Land Use	M1	IBP
<b>Manufacturing, Processing and Service Uses</b>		
Clothing Factory	P	P
Concrete, Gypsum and Plaster Products	CUP	NP
Construction Contractor Storage Yards	APR	NP
Chemical Plants	CUP	NP
Food Processing	CUP	CUP
Glass Products Factory	P	P
Handicraft Industries, Small-Scale Manufacturing	P	P
Hazardous Materials or Waste Facilities	CUP	CUP
Laundries and Dry-Cleaning Plants	CUP	CUP
Lumber and Wood Products Manufacturing	APR <sup>1</sup>	NP
Metal Fabrication, Machine and Welding Shops	P	P
Manufacturing	P	P
Paper Products Production	P	NP
Paving and Roofing Materials Production	CUP	NP
Pharmaceuticals	P	P
Plastics and Rubber Products Production	P	NP
Printing and Publishing, Limited and Unlimited	P	P
Recycling — Composting <sup>1</sup>	CUP	CUP
Recycling Facilities		
Minor	APR	APR
Major	CUP	CUP
Repair and Maintenance — Consumer Products	P	P
Research and Development	P	P
Stone and Cut Stone Products	CUP	NP
Structural Clay and Pottery Products	P	P
Storage <sup>1</sup>		
Accessory, Indoor	P	P
Outdoor	APR	APR
Personal Storage Facilities	APR	APR
Warehouse	P	CUP
Vehicle Related Sales and Services		
Car Wash, Detailing	APR	CUP
Service Stations	CUP	CUP
Vehicle Repair Facilities		
Minor	APR	APR
Major	APR	APR
Vehicle Sales	CUP	CUP
Vehicle Storage or Parking	CUP	CUP
Agricultural, Resource and Open Space Uses		
Crop Production	P	P

<b>Commercial Uses and Services</b>		
Ancillary office supplies or copying occupying ten percent of the first floor area of the industrial building or complex or a maximum of 3,000 sq. ft.	APR	APR
Animal Kennels and Boarding	P	APR
Animal Veterinary Clinics and Hospitals	P	P
Automatic Teller Machines (ATMs)	APR	APR
Adult Entertainment Establishments	CUP	CUP
Convenience Store (max. 2,500 sq. ft.)	APR	APR
Courier and Small Package Delivery Service	P	P
Commercial uses allowed in the General Commercial and North Gateway Zoning Districts (see Chapter 17.08)	CUP	CUP
Professional Offices	CUP	CUP
Ancillary café or deli (10% of the first floor area of the industrial building or complex or a maximum of 3,000 sq. ft.)	APR	APR
<b>Public and Semipublic Uses</b>		
Auditorium	NP	CUP
Assembly Uses	CUP	CUP
Child Day Care Center 1—14 Children 15 or More Children <sup>2</sup>	APR CUP	APR CUP
Emergency Shelter	CUP	NP
Commercial Recreation Minor Major Outdoor	APR CUP CUP	APR CUP CUP
Cultural Institutions	CUP	CUP
Parks, Playgrounds, Golf Courses	CUP	CUP
Public Utility or Safety Facilities	CUP	CUP
Religious Assembly	NP	CUP
Schools — Vocational and Trade	CUP	CUP
Trails and Bike Paths	CUP	CUP
Theatres, Assembly and Meeting Halls	NP	CUP
<b>Residential</b>		
Caretaker and Employee Housing	APR	APR
Transportation and Communication		
Telecommunication Facilities <sup>3</sup>	CUP	CUP
Transit Stations and Terminals	CUP	CUP
<b>Cannabis Facilities</b>		
Cannabis Cultivation	CUP	CUP
Cannabis Delivery	CUP	CUP
Cannabis Dispensary	CUP	CUP
Cannabis Distribution	CUP	CUP
Cannabis Manufacturing	CUP	CUP
Cannabis Nursery	CUP	CUP
Cannabis Testing	CUP	CUP

<b>Key/Permit Requirements</b>	
P	Permitted use in zoning District. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to assure that the use complies with applicable federal, state and local requirements. All new uses require a Zoning Approval prior to occupancy.
APR	Administrative Permit Review and approval by the Community Development Director with review by the Development Review Committee (DRC).
CUP	Conditional Use Permit required with review by the Planning Commission
NP	Not Permitted

**Notes:**

- (1) Outdoor storage of materials and personal storage facilities must be located at least 500 feet from State Highway 25 or San Felipe Road.
- (2) Childcare centers with 15 or more children are not permitted in the Airport Safety Overlay zones — Runway Protection, Inner Safety, Outer Safety and Traffic Pattern Zone.
- (3) In order to avoid interference with aircraft, antennas for telecommunications facilities shall be prohibited within the Hollister Municipal Airport Influence Area on the most currently adopted Hollister Municipal Airport Comprehensive Land Use Plan. See Chapter 17.22 Article II Telecommunication Facilities for standards and application submittal requirements.

(Ord. 1038, § 2, 2008; Ord. 1056, § 13, 2009; Ord. 1194, § 2, 2020; Ord. 1235, § 1(1.7), 2023; Ord. 1262, § 1, 2025; Ord. 1267, § 8, 2025)