

Industrial Commercial

The purpose of the industrial commercial zone is to provide for industrial and commercial uses.

(1) Principal permitted uses, including, but not limited to:

- *Automobile Gas Stations, including charging stations, without vehicle service*
- *Automobile Gas Stations, including charging stations, with minor vehicle service*
- *Automobile and Vehicle Sales/Rentals*
- *Automobile and Vehicle Services, Major Repair/Body Work*
- *Automobile and Vehicle Services, Maintenance and Minor Repair*
- *Building Materials Stores and Yards*
- Caretaker Housing
- Caterers
- Coffee House
- Contractors Storage Yards
- Emergency Shelters
- Equipment Sales and Rental
- Furniture and Fixtures Manufacturing, Cabinet Shops
- Garden Center/Plant Nursery
- *Grocery Stores – Supermarkets*
- Indoor Amusement/Entertainment Facility
- Indoor Sports and Recreation Facility
- Kennels, Commercial
- *Light Manufacturing, including Assembly of Goods, Cabinet and Furniture Shops Conducted Entirely within a Building*
- *Lumber and Wood Product Manufacturing*
- Machinery Manufacturing
- Maintenance and Repair, Large Equipment
- Maintenance and Repair, Small Equipment, including Appliances Conducted Entirely within a Building
- Metal Products Fabrication, CNC, Plasma, Machine/Welding Shops
- Metal Products Manufacturing CNC, Plasma, Laser
- Miniature Golf Courses (Indoor & Outdoor)
- Offices, Accessory

- Offices, Temporary
- Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.)
- *Research and Development*
- Storage Public Enclosed (Mini Storage)
- Storage Warehouses – Private
- Textile and Leather Product Manufacturing
- Warehousing

(2) Uses Permitted with a Use Permit.

- Agricultural Products Processing
- Aggregate Resources Processing
- *Artisan/Craft Product Manufacturing* (Note: Planning Commission encourages the Town Center zone)
- Fuel Storage and Distribution
- Laundries and Dry Cleaning Plants
- Outdoor Commercial Recreation
- Paper Product Manufacturing
- Paving/Roofing Material Manufacturing
- Plastics, Synthetics, Rubber Products Manufacturing
- Recreational Vehicle Parks
- Recycling Facility, Large Collection Facility
- Recycling Facility, Processing Facility
- Recycling Facility, Reverse Vending Machine
- Recycling Facility, Scrap and Dismantling Facility
- Recycling Facility, Small Collection Facility
- Retail, Accessory
- Retail, General (Note: Planning Commission encourages the commercial zones)
- Telecommunication Facilities
- Veterinary Facility
- Wholesaling and Distribution

Definitions

Agricultural Products Processing means the act of changing an agricultural crop, subsequent to harvest in order to prepare it and package it for market.

Aggregate Resources Processing means the storing, crushing, washing, milling and screening, as well as the batching and blending of mineral aggregate into asphalt and concrete.

Artisan/Craft Product Manufacturing means manufacturing and/or assembling products primarily by hand, including jewelry, pottery and other ceramics, as well as glass and metal art and craft products.

Automobile Gas Stations, including charging stations, without vehicle service means a retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and accessories.

Automobile Gas Stations, including charging stations, with minor vehicle service means a retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and accessories and providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.

Automobile and Vehicle Sales/Rentals means retail establishments selling and/or renting automobiles, trucks, vans, motorcycles, recreation vehicles and/or boats. May also include repair shops and the sales of parts and accessories incidental to the vehicle dealership.

Automobile and Vehicle Services, Major Repair/Body Work means establishments providing general repair, rebuilding, reconditioning, removal and replacement of engines, transmissions, drive-trains, collision repair including body, frame or fender straightening of automobiles, trucks, boats, recreational vehicles, etc.

Automobile and Vehicle Services, Maintenance and Minor Repair means establishments providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.

Building Materials Stores and Yards means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. (Includes paint, wallpaper, glass and fixtures.) Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." Hardware stores are listed in the definition of "General Retail Stores", even if they sell some building materials, as long as there is no outdoor lumberyard.

Caretaker Housing means a residence that is accessory to a non-residential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facility, equipment, or other conditions on the site.

Caterers means the preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

Coffee House means an establishment providing coffee, tea, smoothies, etc. as well as light snacks, ranging from baked goods to soups and sandwiches, other casual meals and light desserts.

Contractors Storage Yards means storage yards for contractor's equipment and supplies.

Equipment Sales and Rental means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment, party supplies (tents, tables, chairs, etc.)

Fuel Storage and Distribution means a facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Furniture and Fixtures Manufacturing, Cabinet Shops means manufacturers producing household furniture, office furniture and partitions, shelving, store furniture, cabinets, drapery hardware, window blinds and shades, countertops.

Garden Center/Plant Nursery means establishments providing for the cultivation and sale of ornamental trees, shrubs and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment, including but not limited to lawn mowers, tillers and edgers, shovels, hoes, rakes, hoses, wheelbarrows, etc.

Grocery Stores – Supermarkets means a retail business where the majority of the floor area open to the public is occupied by food products packaged for the preparation and consumption away from the site of the store. These full service businesses do not typically have limited hours of operation. See separate but related listings for “Neighborhood Market” and Convenience Store”.

Indoor Amusement/Entertainment Facility means establishments providing indoor amusement and entertainment services for a fee or admission charge, including; dance halls and ballrooms, and electronic game arcades, as stand-alone uses. Four or more electronic games or coin-operated amusements in any establishment, or a premise where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above.

Indoor Sports and Recreation Facility means predominantly participant sports and health activities conducted entirely within an enclosed building, with the exclusion of secondary uses such as a outdoor spa, pool, basketball court or tennis court. Typical uses include bowling alley, billiard parlor, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, indoor soccer fields, indoor driving range, go-karts, athletic clubs and health clubs. Also see Outdoor Commercial Recreation for spectator venues and uses.

Kennels, Commercial means a facility for the keeping, boarding and/or maintaining of 5 or more dogs, or 5 or more cats. This definition does not include animals for sale in pet shops, or patients in animal hospitals. This definition includes a kennel where the animals are kept for commercial purposes, including boarding, breeding, buying, selling, renting, exhibiting, or training. Does not include a veterinary facility, pet shop, or animal shelter.

Laundries and Dry Cleaning Plants means service establishments engaged primarily in high volume laundry and garment services, including: laundries; garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and on-site carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment. (see "Personal Services").

Lumber and Wood Product Manufacturing means the manufacturing, processing, and sales uses involving the milling of new or used forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products: containers, pallets and skids, milling operations, trusses and structural beams, turning and shaping of wood products, wholesaling of basic wood products, and wood product assembly. Craft-type shops are included in "Handcraft Industries and Small Scale Manufacturing." Other wood and cabinet shops are included under "Furniture and Fixture Manufacturing." The indoor retail sale of building materials, construction tools and equipment is included under cabinet shops under "Building Materials Stores and Yards."

Machinery Manufacturing means the manufacturing of machinery and equipment used: for the manufacturing of other products; as parts in the assembly of other products; and for end-use purposes, including the following: construction equipment, conveyors, cranes, die casting, dies, dredging, engines and turbines, farming and gardening, food products manufacturing, gear cutting, heating, ventilation, air conditioning, industrial trucks and tractors, industrial furnaces and ovens, industrial molds, laundry and dry cleaning, materials handling, mining, oil field equipment, paper manufacturing, passenger and freight elevators, pistons, printing, pumps, refrigeration equipment, textile manufacturing.

Maintenance and Repair, Large Equipment means establishments providing on-site repair and accessory sales of supplies for industrial and/or agricultural machines conducted entirely within an enclosed building. This classification includes maintenance, repair, and overhauling of light and heavy vehicles and equipment such as fire engines and pump systems, fire trucks including large trailer aerial ladder trucks, gang mowers, aerial work platforms, and construction equipment such as loaders, graders, dump trucks, back hoes, asphalt trucks, trailers, rollers, street sweepers, air compressors, and off road equipment.

Maintenance and Repair, Small Equipment means establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

Metal Products Fabrication, Machine/Welding Shops means establishments engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products, blacksmith and welding shops, sheet metal shops, machine shops and boiler shops.

Metal Products Manufacturing means manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable.

Miniature Golf Courses (Indoor & Outdoor) means a facility that provides on-site commercial entertainment in the form of a novelty version of golf played with a putter and golf ball on a miniature course and featuring obstacles such as alleys, bridges, and tunnels.

Offices, Accessory means offices that are incidental and accessory to a primary business, allowed as part of an approved primary use.

Offices, Temporary means a mobilehome, recreation vehicle or modular unit used as a temporary office facility. Temporary Offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

Outdoor Commercial Recreation means a facility for various outdoor participant sports and types of recreation where a fee is charged for use, including: amphitheatres, amusement and theme parks, golf courses and driving ranges, health and athletic club outdoor facilities, BMX parks, motocross tracks, skateboard parks, stadiums and coliseums, swimming pools and water parks, tennis clubs, tennis courts and zoos.

Paper Product Manufacturing means the manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc.

Parks and Playgrounds means parks, play lots, playgrounds, amphitheaters, and athletic fields for noncommercial neighborhood or community active recreational use, including tot lots within apartment complexes. Does not include Dog Parks.

Paving/Roofing Material Manufacturing means the manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar. The manufacture of wood roofing materials (shingles, shakes, etc.) is included under "Lumber and Wood Product Manufacturing."

Plastics, Synthetics, Rubber Products Manufacturing means the manufacture of rubber products including: tires, rubber footwear including heels and soles, mechanical rubber goods, flooring, and other rubber products from natural, synthetic or reclaimed rubber, molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, and fiberglass manufacturing and fiberglass application services. Establishments engaged primarily in recapping and retreading automobile tires are classified in "Vehicle Services - Major Repair/Body Work."

Recreational Vehicle Parks means a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents on transient basis (30 days or less).

Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended, but not limited to serve RV park patrons only.

Recycling Facility, Large Collection Facility means a recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that occupies more than 500 square feet and includes permanent structures, does not use power driven processing equipment except for compacting, bailing, plastic shredding, and other activities necessary for efficient temporary storage and material shipment.

Recycling Facility, Processing Facility means a recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Recycling Facility, Reverse Vending Machine means an automated mechanical device that accepts one or more types of empty beverage containers, including but not limited to, aluminum cans, glass bottles, plastic bottles, and uses a cash refund or redeemable credit clip with a value of not less than the container's redemption value as determined by the State.

Recycling Facility, Scrap and Dismantling Facility means uses engaged in the assembling, breaking up, sorting, temporary storage and distributions of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal site.

Recycling Facility, Small Collection Facility means a recycling facility used for the acceptance by donation, redemption or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures and unattended containers placed for the donation of recyclable materials.

Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.) means a system or network generating energy that is derived from resources that are regenerative or for all practical purposes cannot be depleted.

Research and Development means indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – Clinics, Offices, and Laboratories").

Retail, Accessory means the retail sales of various products (including food service) in a store or similar facility that is located within a health care facility, hotel, office, institutional or industrial complex. These uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes.

Retail, General means stores and shops selling multiple lines of merchandise including, but not limited to, artists' supplies, audio/video stores, bakeries (all production in support of on-site sales), bicycle sales, repairs and rentals, books, cameras and photographic supplies, clothing and accessories, collectibles (cards, coins, comics, stamps, etc.), department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florist and houseplant stores (indoor sales only, outdoor sales are "Plant Nurseries"), furniture, home furnishings and equipment, general stores, gift and souvenir shops, hardware, hobby materials, jewelry, luggage and leather goods, musical instruments, newsstands, shoe stores and orthopedic supplies, pet supplies, religious goods, specialty shops, sporting goods, stationary, toys and games, variety stores and video rental stores.

Service Stations, With Vehicle Service means a retail business selling gasoline and/or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services and the sale of limited vehicle parts/fluids and accessories. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

Service Stations, Without Vehicle Service means a retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and/or accessories.

Storage Public Enclosed (Mini Storage) means a building or group of buildings containing one or more rooms in which goods are stored or kept, normally unrelated or incidental to a business or commercial enterprise, and where access to the individual storage room or space is available to the tenant or lessee. Also known as mini-storage warehouses.

Storage Warehouses – Private means a building or group of buildings containing one or more rooms in which merchandise or commodities are stored and kept, typically associated with retail sales and where access to the content of the storage room or space is restricted to the owner of the merchandise or commodities and/or their employees.

Telecommunication Facilities means a facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not “telecommunication facilities”.

Textile and Leather Product Manufacturing Manufacturing means establishments engaged in performing any of the following operations: coating, waterproofing, or otherwise treating fabric, dyeing and finishing fiber, yarn, fabric, and knit apparel, manufacture of knit apparel and other finished products from yarn, manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles, manufacturing of woven fabric, carpets and rugs from yarn, preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage, and upholstery manufacturing.

Veterinary Facility means a facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long term medical care. Grooming and boarding of animals is allowed only if accessory to the facility primary use

Warehousing means a facility for the storage of commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public (see "Storage, Personal Storage Facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution").

Warehouse/Retail means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

Wholesaling and Distribution means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

Recommended amended Table 1-2 of the Land Use Element of the General Plan.

Table 1-2

| Designation | Permitted Uses | Minimum Lot Size |
|----------------------------|--|-------------------------|
| Industrial Commercial (IC) | <ul style="list-style-type: none"> ● Automobile Gas Stations, including charging stations, without vehicle service ● Automobile Gas Stations, including charging stations, with minor vehicle service ● Automobile and Vehicle Sales/Rentals ● Automobile and Vehicle Services, Major Repair/Body Work ● Automobile and Vehicle Services, Maintenance and Minor Repair ● Building Materials Stores and Yards ● Caretaker Housing ● Caterers ● Coffee House ● Contractors Storage Yards ● Emergency Shelters ● Equipment Sales and Rental ● Furniture and Fixtures Manufacturing, Cabinet Shops ● Garden Center/Plant Nursery ● Grocery Stores – Supermarkets ● Indoor Amusement/Entertainment Facility ● Indoor Sports and Recreation Facility ● Kennels, Commercial ● Light Manufacturing, including Assembly of Goods, Cabinet and Furniture Shops Conducted Entirely within a Building ● Lumber and Wood Product Manufacturing ● Machinery Manufacturing ● Maintenance and Repair, Large Equipment ● Maintenance and Repair, Small Equipment, including Appliances Conducted Entirely within a Building ● Metal Products Fabrication, CNC, Plasma, Machine/Welding Shops ● Metal Products Manufacturing CNC, Plasma, Laser | 20,000 square feet |

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|-------------------|--|-------------------------------|
| | <ul style="list-style-type: none"> ● Miniature Golf Courses (Indoor & Outdoor) ● Offices, Accessory ● Offices, Temporary ● Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.) ● Research and Development ● Storage Public Enclosed (Mini Storage) ● Storage Warehouses – Private ● Textile and Leather Product Manufacturing ● Warehousing <p>Conditionally Permitted Uses</p> <ul style="list-style-type: none"> ● Agricultural Products Processing ● Aggregate Resources Processing ● Artisan/Craft Product Manufacturing ● Fuel Storage and Distribution ● Laundries and Dry Cleaning Plants ● Outdoor Commercial Recreation ● Paper Product Manufacturing ● Paving/Roofing Material Manufacturing ● Plastics, Synthetics, Rubber Products Manufacturing ● Recreational Vehicle Parks ● Recycling Facility, Large Collection Facility ● Recycling Facility, Processing Facility ● Recycling Facility, Reverse Vending Machine ● Recycling Facility, Scrap and Dismantling Facility ● Recycling Facility, Small Collection Facility ● Retail, Accessory ● Retail, General (Note: Planning Commission encourages the commercial zones) ● Telecommunication Facilities ● Veterinary Facility ● Wholesaling and Distribution | |
| Open Space | Density/FAR* | Building Height |
| 10% | FAR 1.5 on 20% and 0.35 on 80% | Maximum 4 stories or 65 feet. |