

Chapter 15 | Office, Commercial and Industrial Districts

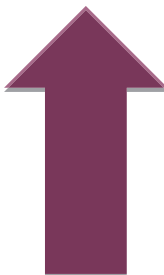
Section 15.010	Districts	15-1
Section 15.020	Use Regulations	15-3
Section 15.030	Lot and Building Regulations.....	15-7
Section 15.040	Other Relevant Regulations.....	15-10

Section 15.010 Districts

15.010-A List

The office, commercial and industrial zoning districts are listed in [Table 15-1](#). When this zoning code refers to “office,” “commercial” or “industrial” zoning districts or to “O,” “C” or “I” districts, respectively, it is referring to these districts.

Table 15-1: Office, Commercial and Industrial Zoning Districts

Map Symbol	District Name	Relative Intensity Scale
OL	Office–Low	
OM	Office–Medium	
OMH	Office–Medium–High	
OH	Office–High	
CS	Commercial Shopping	
CG	Commercial General	
CH	Commercial–High	
CBD	Central Business	
IL	Industrial–Light	
IM	Industrial–Moderate	
IH	Industrial–Heavy	Most intensive O, C or I district

15.010-B Purposes

1. General

Office, commercial and industrial zoning districts are intended to accommodate and promote neighborhood-, community-, and region-serving commercial uses, as well as industrial and employment uses.

2. OL District

The OL district is primarily intended to facilitate the development and preservation of low-intensity office development.

3. OM District

The OM district is primarily intended to accommodate medium-intensity office development, together with community facilities typically found in conjunction with offices.

4. OMH District

The OMH district is primarily intended to provide for multi-story office development.

5. OH District

The OH district is primarily intended to provide areas for high-intensity office uses, together with community facilities, and commercial uses typically found in conjunction with high-intensity office uses.

6. CS District

The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses.

7. CG District

The CG district is primarily intended to:

- a. Accommodate established commercial uses, while providing protection to adjacent residential area; and
- b. Accommodate the grouping of compatible commercial and light industrial uses.

8. CH District

The CH district is primarily intended to:

- a. Accommodate high-intensity commercial and related uses primarily in the core area of the city;
- b. Encourage use of properties and existing buildings along older commercial corridors; and
- c. Minimize encroachment and adverse land use impacts on stable residential neighborhoods.

9. CBD District

The CBD district is primarily intended to:

- a. Accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area, land coverage and parking requirements, within the central core area of the city;
- b. Encourage a diversity of high-intensity uses that mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by locations within the boundaries of the Inner Dispersal Loop; and
- c. Preserve and promote the public and private investment of the existing central core area.

10. IL District

The IL district is primarily intended to provide areas suitable for manufacturing, wholesaling, warehousing, and other industrial activities that have few if any adverse land use or environmental impacts.

11. IM District

The IM district is primarily intended to group together a wide range of industrial uses that may produce some moderate adverse land use or environmental impacts in terms of their operation and appearance.

12. IH District

The IH district is primarily intended to provide areas for manufacturing and other industrial activities that may constitute substantial adverse land use or environmental impacts or hazards.

Section 15.020 Use Regulations

Principal uses are allowed in office, commercial and industrial districts in accordance with [Table 15-2](#).

15.020-A Use Classification System

Uses are listed in the first column of [Table 15-2](#). This zoning code classifies uses into categories and subcategories, which are defined in [Chapter 35](#). In some cases, specific use types are listed in addition to the use categories and subcategories. Building types are also defined in [Chapter 35](#).

15.020-B Permitted Uses

Uses identified with a “P” are permitted as-of-right in the subject zoning district, subject to compliance with any supplemental regulations identified in the final column of [Table 15-2](#) and with all other applicable regulations of this zoning code.

15.020-C Special Exception Uses

Uses identified with an “S” may be allowed if reviewed and approved in accordance with the special exception procedures of [Section 70.120](#). Special exception uses are subject to compliance with any supplemental regulations identified in the final column of [Table 15-2](#) and with all other applicable regulations of this zoning code.

15.020-D Prohibited Uses

Uses identified with an “-” are expressly prohibited. Uses that are not listed in the table and that cannot be reasonably interpreted (as stated in [35.020-E](#)) to fall within any defined use category are also prohibited.

15.020-E Supplemental Regulations

The “supplemental regulations” column of [Table 15-2](#) identifies additional regulations that apply to some uses. Unless otherwise expressly stated, compliance with these regulations is required regardless of whether the use is permitted as-of-right or requires special exception approval.

15.020-F Accessory Uses

Accessory uses are not regulated by [Table 15-2](#). Customary accessory uses are allowed in conjunction with principal uses permitted by right or by special exception, subject to compliance with all applicable accessory use regulations of [Chapter 45](#).

Table 15-2: O, C and I District Use Regulations

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
RESIDENTIAL												
Household Living (if in allowed building type identified in Table 15-2.5)												
Single household	P	P	P	P	P	P	P	P	S	S	S	
Two households on single lot	P	P	P	P	P	P	P	P	S	-	-	
Three or more households on single lot	P	P	P	P	P	P	P	P	S	-	-	
Group Living												Section 40.160
Assisted living facility	S	P	P	P	P	P	P	P	-	-	-	
Community group home	S	P	P	P	P	P	P	P	-	-	-	Section 40.100
Convent/monastery/novitiate	S	P	P	P	P	P	P	P	-	-	-	
Elderly/retirement center	S	P	P	P	P	P	P	P	-	-	-	
Fraternity/Sorority	S	P	P	P	P	P	P	P	-	-	-	

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
Homeless center	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Life care retirement center	S	P	P	P	P	P	P	P	-	-	-	
Re-entry facility	S	P	P	P	S	S	S	S	P	S	S	
Residential treatment center	S	P	P	P	S	S	S	S	P	S	S	Section 40.130
Rooming/boardng house	S	P	P	P	P	P	P	P	-	-	-	
Shelter, emergency and protective	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Transitional living center	S	P	P	P	S	S	S	S	P	S	S	Section 40.130
PUBLIC, CIVIC AND INSTITUTIONAL												
Airport	S	S	S	S	S	S	S	S	S	S	S	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	Section 40.150
College or University	S	P	P	P	P	P	P	P	S	S	S	Section 40.070
Day Care	S	P	P	P	P	P	P	P	S	S	S	
Detention and Correctional Facility	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Fraternal Organization	S	S	S	S	S	S	S	S	S	S	S	
Governmental Service or Similar Functions	S	S	S	S	S	S	S	S	S	S	S	
Hospital	S	P	P	P	P	P	P	P	S	S	S	Section 40.070
Library or Cultural Exhibit	S	P	P	P	P	P	P	P	S	S	S	
Natural Resource Preservation	P	P	P	P	P	P	P	P	P	P	P	
Parks and Recreation	S	P	P	P	P	P	P	P	S	S	S	
Postal Services	S	S	S	S	S	S	S	S	S	S	S	
Religious Assembly	S	P	P	P	P	P	P	P	S	S	S	
Safety Service	S	S	S	S	P	P	P	P	P	P	P	
School												Section 40.350
Established on or before Jan. 1, 1998	P	P	P	P	P	P	P	P	P	P	P	
Others	S	P	P	P	P	P	P	P	S	S	S	
Utilities and Public Service Facility												
Minor	P	P	P	P	P	P	P	P	P	P	P	
Major	S	S	S	S	S	S	S	S	S	S	S	
Wireless Communication Facility												Section 40.420
Freestanding tower	S	S	S	S	P	P	P	P	P	P	P	
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL												
Animal service												Section 40.020
Boarding or shelter	-	-	-	-	S	P	P	P	P	P	P	
Grooming	-	-	-	-	P	P	P	P	P	P	P	
Veterinary	-	-	-	-	P	P	P	P	P	P	P	
Assembly and Entertainment												Section 40.040
Indoor gun club	-	-	-	-	S	S	S	S	S	S	S	
Other indoor												
Small (up to 250-person capacity)	-	-	-	-	P[2]	P[2]	P[2]	P[2]	S	S	S	
Large (>250-person capacity)	-	-	-	-	S	S	S	S	S	S	S	
Outdoor gun club	-	-	-	-	S	S	S	-	S	S	S	
Other outdoor	-	-	-	-	S	S	S	S	S	S	S	
Broadcast or Recording Studio	P	P	P	P	P	P	P	P	P	P	P	
Commercial Service												Section 40.080
Building service	-	-	-	-	S	P	P	P	P	P	P	
Business support service	-	-	-	-	P	P	P	P	P	P	P	Section 40.300
Consumer maintenance/repair service	-	-	-	-	P	P	P	P	P	P	P	
Personal improvement service	S	S	S	S	P	P	P	P	P	P	P	
Research service	-	-	-	-	-	S	P	P	P	P	P	Section 40.225

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
Financial Services (except as below)	P	P	P	P	P	P	P	P	P	P	P	
Personal credit establishment	-	-	-	-	P	P	P	P	P	P	P	Section 40.300
Funeral or Mortuary Service	P	P	P	P	P	P	P	P	P	P	P	Section 40.150
Lodging												
Bed & breakfast	S	S	S	S	P	P	P	P	S	S	S	Section 40.060
Short-term rental	P	P	P	P	P	P	P	P	P	P	P	Section 40.375
Campgrounds and RV parks	-	-	-	-	S	P	P	P	P	P	P	
Hotel/motel	-	-	S	S	P	P	P	P	S	S	S	Section 40.170
Marina	S	S	S	S	S	S	S	S	S	S	S	
Office												Section 40.260
Business or professional office	P	P	P	P	P	P	P	P	P	P	P	
Medical, dental or health practitioner office	P	P	P	P	P	P	P	P	P	P	P	
Plasma center	-	-	-	-	P	P	P	P	P	P	P	Section 40.300
Parking, Non-accessory	P	P	P	P	P	P	P	P	P	P	P	
Restaurants and Bars												
Restaurant	P[1]	P[1]	P[1]	P	P	P	P	P	P	P	P	Section 40.330
Bar (except as below)	-	-	-	-	P[2]	P[2]	P[2]	P[2]	S	S	S	Section 40.050
Brewpub	-	-	-	-	S	S	S	P[2]	S	S	S	Section 40.050
Retail Sales												Section 40.340
Building supplies and equipment	-	-	-	-	P	P	P	P	P	P	P	
Consumer shopping goods	-	S[3]	S[3]	P[3]	P	P	P	P	P	P	P	
Convenience goods	-	S[3]	S[3]	P[3]	P	P	P	P	P	P	P	Section 40.300
Grocery Store	-	S[3,6]	S[3,6]	S[3,6]	P	P	P	P	P	P	P	
Small Box Discount Store	-	S[3,6]	S[3,6]	S[3,6]	P[6]	P[6]	P[6]	P[6]	P[6]	P[6]	P[6]	
Medical Marijuana Dispensary	-	-	-	-	P	P	P	P	P	P	P	Section 40.225
Self-service Storage Facility	S	S	S	S	S	P	P	P	P	P	P	Section 40.360
Sexually Oriented Business Establishment	-	-	-	-	P	P	P	P	S	S	S	Section 40.370
Studio, Artist or Instructional Service	P	P	P	P	P	P	P	P	P	P	P	Section 40.380
Trade School	-	S	S	S	S	P	P	P	P	P	P	
Vehicle Sales and Service												Section 40.400
Commercial vehicle repair/maintenance	-	-	-	-	S	P	P	P	P	P	P	
Truck stop	-	-	-	-	-	S	S	-	P	P	P	
Commercial vehicle sales and rentals	-	-	-	-	S	P	P	P	P	P	P	
Fueling station	-	-	-	-	P	P	P	P	P	P	P	
Personal vehicle repair and maintenance	-	-	-	-	P	P	P	P	P	P	P	
Personal vehicle sales and rentals	-	-	-	-	S	P	P	P	P	P	P	
Vehicle part and supply sales	-	-	-	-	P	P	P	P	P	P	P	
Vehicle body and paint finishing shop	-	-	-	-	S	P	P	P	P	P	P	
WHOLESALE, DISTRIB. & STORAGE												Section 40.410
Equip. & Materials Storage, Outdoor	-	-	-	-	S	P	P	P	P	P	P	
Trucking and Transportation Terminal	-	-	-	-	S	P	P	P	P	P	P	
Warehouse	-	-	-	-	S	P	P	P	P	P	P	
Wholesale Sales and Distribution	-	-	-	-	S	P	P	P	P	P	P	
INDUSTRIAL												Section 40.180
Low-impact Manufacturing & Industry	-	-	-	-	-	S	S	S	P	P	P	
Moderate-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	S	P	P	Section 40.225
High-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	-	S	P	
Mining or Mineral Processing	-	-	-	-	-	-	-	-	-	S	S	Section 40.230
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	S	P	Section 40.190

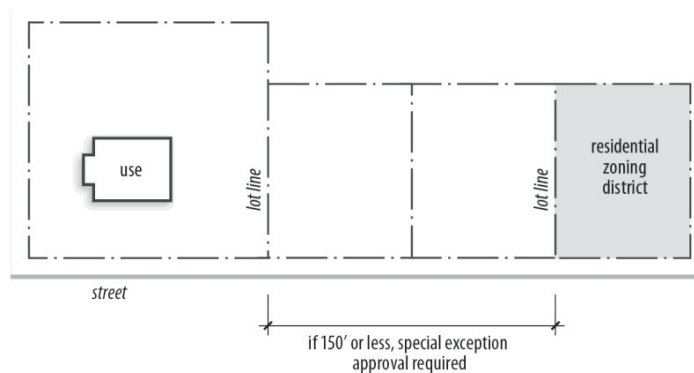
USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory Specific use												
RECYCLING												Section 40.310
Construction or Demolition Debris	-	-	-	-	-	-	-	-	S	S	P	
Consumer Material Drop-off Station	-	-	-	-	P/S[5]	P	P	P	P	P	P	
Consumer Material Processing	-	-	-	-	-	-	-	-	P	P	P	
AGRICULTURAL												
Animal Husbandry	-	-	-	-	-	-	-	-	-	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	Section 40.090
Farm, Market- or Community-supported	P	P	P	P	P	P	P	P	P	P	P	
Horticulture Nursery	-	-	-	-	-	S	S	-	P	P	P	Section 40.225
OTHER												
Drive-in or Drive-through Facility (as a component of an allowed principal use)	S	S	P	P	P	P	P	S	P	P	P	Section 55.100
Off-Premise Outdoor Advertising Sign [4]	-	-	-	-	P	P	P	P	P	P	P	Chapter 60
Oil or Gas Well	S	S	S	S	S	S	S	S	S	S	S	Section 40.270

15.020-G Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in [Table 15-2](#):

- [1] Restaurant is permitted as accessory use in OL, OM, and OMH districts. Use must be located entirely within the principal office building and may not occupy more than 5% of the building's floor area.
- [2] Use requires special exception approval if alcoholic beverages are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right-of-way (see [Figure 15-1](#)).

Figure 15-1: Special Exception Requirement within 150 Feet of R zoning



- [3] Retail sales uses that are allowed in O districts must be located entirely within the principal building and may not occupy more than 15% of the floor area of the building in which such uses are located.
- [4] Allowed in specified zoning district only when location within freeway sign corridors. See [Chapter 60](#) for other supplemental regulations that apply to off-premise outdoor advertising signs.
- [5] Use permitted as of right only if there is no outdoor storage and gross floor area does not exceed 5,000 square feet. Otherwise, special exception approval is required.

[6] When located in the Healthy Neighborhoods Overlay (HNO) district the use is regulated as stated in [Section 20.060-C](#).

15.020-H Residential Building Types

Residential uses allowed in O, C, and I districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in [Section 35.010](#). The following residential building types are allowed in O, C, and I districts.

Table 15-2.5: O, C, and I District Building Type Regulations for Household Living

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
RESIDENTIAL												
Household Living												
Single household												
Detached house	P	S	S	S	S	S	S	S	-	-	-	
Townhouse	P	P	P	P	P	P	P	P	-	-	-	
Patio House	P	S	S	S	S	S	S	S	-	-	-	Section 40.290
Manufactured housing unit	-	-	-	-	-	S	S	-	S	S	S	
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	
Two households on single lot												
Duplex	P	S	S	S	S	S	S	S	-	-	-	
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	
Three or more households on single lot												
Multi-unit House	P	S	S	S	S	S	S	S	-	-	-	Section 40.250
Apartment/Condo	S	P	P	P	P	P	P	P	-	-	-	Section 40.030
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	

P= Permitted; S=Special Exception Approval Required; - = Prohibited

Section 15.030 Lot and Building Regulations

15.030-A Table of Regulations

The lot and building regulations of