

CHAPTER 17.30

INDUSTRIAL DISTRICTS

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17.30.010 Purpose.

The industrial zones are intended to provide locations devoted primarily to industrial and related uses and development where manufacturing and other industries can locate and operate away from the restricting influences of non-industrial uses, while maintaining an environment reasonably free from offensive or objectionable, dust, noise, odor or other nuisances. (Ord. 445 § 2 (Exbt. A) (part), 1986)

17.30.020 Industrial use districts.

The following districts are intended to implement the General Plan's Industrial land use designation:

- A. **Business Park Zoning District (BP).** The Business Park (BP) zone provides for and designates areas suitable for primarily light industrial uses, office uses, and limited commercial uses, including warehouse or large format retail, with all uses conducted primarily within enclosed buildings or structures. This district provides for both smaller office structures and as well as business park complexes or campuses characterized by enhanced architectural and landscaping treatment.
- B. **General Industrial Zoning District (M).** The General Industrial (M) zone provides for and designates areas suitable for a broader range of light industrial and commercial service type uses, including manufacturing, processing, wholesale distribution and warehousing and similar uses.

17.30.030 Allowable uses: permitted and conditional uses.

Table 17.30-1 below identifies allowable uses in the industrial districts, contingent upon compliance with all other provisions of this title and all other applicable regulations of the Municipal Code. It is the intent of this chapter to group similar or compatible land uses and to categorize them as either a permitted use or a conditional use authorized by approval of a conditional use permit (CUP) in the respective industrial district. Uses not listed as permitted or conditional are not allowed except where the uses are first determined by the Director or by the Commission, upon referral by the Director, as materially similar to those uses permitted or conditionally permitted in the zone.

Permitted use—indicated as “P”

Conditionally permitted use –indicated as “C” and

Uses Not Allowed –indicated as “N.”

Certain uses listed in Table 17.30-1 lack notation indicating whether such uses are allowable or not allowed. These particular uses are allowed only as an accessory use that is clearly incidental to the principal use on the site, subject to any floor or lot area limitations and all other provisions of this chapter.

TABLE 17.30-1 ALLOWABLE USES

Principal Land Use	BP District	M District	Additional Use Regulations
Residential Uses			
Caretaker Dwelling Unit	C	C	Section 17.38.045
Live-Work Unit	N	C	
Public and Semi-Public Uses			
Ambulance Service	P	P	
Clubs and Lodges	P	N	
Day Care Center <ul style="list-style-type: none"> • Institutional • Commercial or Non-profit Stand-alone Facilities 	C P	N N	Applies to day care for adults or children. Section 17.38.050. Day care centers allowed only as an accessory use in “M” district.
Government Office	P	P	
Hospital	C	C	
Medical Clinic – Urgent Care and Outpatient Facility	P	C	<u>Excludes medical marijuana dispensaries</u>
Open Space, Parks and Recreational Facilities	P	P	
Public Safety Facility	P	P	
Public Corporation Yard	C	P	Section 17.30.060-D
Religious Assembly	C	C	

Principal Land Use	BP District	M District	Additional Use Regulations
School —Trade or Specialized Training	P	P	
School—Post secondary education	C	N	
<i>Social Service Facilities:</i>			
<ul style="list-style-type: none"> Substance Abuse Recovery & Treatment Facility 	P	P	
<ul style="list-style-type: none"> Community Food Center 	P	P	
<ul style="list-style-type: none"> Emergency Shelter—50 beds or fewer 	P	P	Exclusive of disaster relief facilities. Section 17.30.070.
<ul style="list-style-type: none"> Emergency Shelter—50+ beds 	C	C	Exclusive of disaster relief facilities. Section 17.30.070.
<ul style="list-style-type: none"> Social Services Agency –welfare, charitable, emergency & relief, family, senior and youth 	P	P	
Transportation, Utilities & Telecommunications Facilities			
Antenna, Wireless Communication	P	P	Endnote (1)
Bus stop shelter	P	P	
Bus or Truck Maintenance Facility or Fueling Station	N	P	
Broadcasting and Recording Studio	P	P	
Park and Ride Lot	C	P	
Parking Structure, multi-storied or underground	C	C	
Satellite Earth Station	P	P	Endnote (1)
Tower, Communication	C	P	Endnote (1)
Transit Station or Terminal	C	P	
Utilities –Major	N	C	Includes power generation facilities, electrical substations & transmission lines, and similar large-scale facilities.
Utilities—Minor	P	P	Includes utility distribution lines/structures, drainage facilities, wells, water tanks, and pump stations, etc. All new utility lines shall be placed

Principal Land Use	BP District	M District	Additional Use Regulations
			underground.
Wind Turbine <ul style="list-style-type: none"> • Roof- or Building-Mounted • Freestanding Tower 	P C	P C	Endnote (12) Endnote (12)
Agricultural Uses			
Crop Production and similar agricultural activities	N	C	Endnotes (2) and (3)
Greenhouse	N	P	Endnote (3)
Animal Husbandry	N	N	Endnote (2)
Stable and other equine-related facilities	N	N	Endnote (2)
Commercial Uses—Sales and Services			
Agricultural-related Establishment –Sales and Services	P	P	
<i>Animal Services and Related Uses:</i>			
<ul style="list-style-type: none"> • Animal Boarding and Kennel 	C	P	
<ul style="list-style-type: none"> • Animal Hospital/Veterinary Clinic 	C	P	Section 17.38.280
<ul style="list-style-type: none"> • Animal Supply Establishment, Retail Sales 	C	P	Includes feedstores. Section 17.30.060-D.
Art Studio	P	P	
<i>Auto and Vehicular Sales and/or Service:</i>			
<ul style="list-style-type: none"> • Automotive Rental and Leasing 	C	P	
<ul style="list-style-type: none"> • Automotive Repair, Minor 	P	P	All work performed within an enclosed structure.
<ul style="list-style-type: none"> • Automotive Repair, Major (including body work) 	C	P	All work performed within an enclosed structure.
<ul style="list-style-type: none"> • Truck, Boat & RV Sales and Leasing 	C	C	End Note (4)
<ul style="list-style-type: none"> • Automotive & Vehicular Storage 	C	P	Storage of operable vehicles only. Endnote (6). Section 17.30.060-D.
<ul style="list-style-type: none"> • Automotive Towing & Road Service 	C	P	Endnote (6).
<ul style="list-style-type: none"> • Auto Washing and Detailing 	C	P	Chapter 13.52- Stormwater Quality

Principal Land Use	BP District	M District	Additional Use Regulations
Building Materials/Home Improvement Sales and Services –Large Format	C	C	90,000+ sq. ft. of floor & sales area. Section 17.30.060-D.
Building Materials/Home Improvement sales and services, Small	P	P	Less than 90,000 sq. ft. of floor & sales area. Section 17.30.060-D.
Business Support Service	P	P	Includes printing, photo processing, photocopying, courier service, etc.
Cabinet or Woodworking Shop	P	P	All work performed within an enclosed structure. Outdoor storage limited in BP District – Endnote (6).
Catering Service	P	P	
Contractor’s Establishment	P	P	Outdoor storage limited in BP District – Endnote (6).
Equipment, Construction, Farm & Heavy—Sales, Services and Rentals	C	P	<u>Endnote (6).</u> Section 17.30.060-D
Equipment, Small—Maintenance & Repair	P	P	All work performed within an enclosed structure.
Fitness/ Health Club or Gym	P	P	
<i>Food and Beverage Sales:</i>			
<ul style="list-style-type: none"> Convenience Store 	N	N	
<ul style="list-style-type: none"> Restaurant, Café, Coffeehouse 			Allowed as accessory use only in industrial districts – End Note (7). Drive-through/Drive-in Facilities Not Allowed.
<ul style="list-style-type: none"> Supermarkets/Grocery Store 	N	N	
<ul style="list-style-type: none"> Specialty Food Shop 			Allowed as accessory use only in industrial districts. May be established as separate facility on same site as principally permitted use subject to floor area limitations – see End Note (7).
<ul style="list-style-type: none"> Mobile Food Vendor 	P	P	Chapter 5.40 of the SMC.
<ul style="list-style-type: none"> Warehouse/Large Format Retail 	C	C	Retail uses with 90,000+ square feet of floor and sales area.
Laboratory, medical & dental	P	P	
Landscaping Materials Sales & Service	C	P	Endnote (6)
Nursery	C	P	Endnote (6)
<i>Office:</i>			Administrative & business offices allowed as

Principal Land Use	BP District	M District	Additional Use Regulations
<ul style="list-style-type: none"> • Business and Professional • Medical and Dental 	P P	N	accessory use only in "M" - District—see End Note (5).
Personal Storage (Mini-Storage)	C	P	Endnote (6)
Retail Sales			Retail sales, other than those specific uses identified by this section as allowable uses, are allowed as accessory use only in industrial districts –End Note (7).
Retail - Warehouse/Large Format	C	C	Retail uses with 90,000+ square feet of floor and sales area.
<i>Service Station:</i> <ul style="list-style-type: none"> • With Accessory Retail • With Mini-Mart • With Vehicle Maintenance and Repair 	P C C	P C P	In the BP district, all work to be performed within an enclosed structure.
Taxi and Limousine Service	P	P	
Wine- or Beer-tasting Room			Allowed as accessory use only in Industrial Districts.
Entertainment and Recreational Uses			
Adult Entertainment Business	N	C	Chapter 17.38
Indoor Sports and Recreation, Limited	P	P	Limited types of sports and recreational uses dependent on warehouse structural format are allowed-e.g., rock-climbing, skateboarding, indoor soccer, go-cart racing, etc.
Outdoor Sports and Recreation, Commercial			Allowed as accessory use only in Industrial Districts.
Live Entertainment/Dances	N	N	Allowed as Temporary Use only pursuant to Section 17.42.015.
Manufacturing, Processing & Other Industrial Uses			
Agricultural Processing Facility	C	C	Exclusive of Wineries (listed separately). In the BP District, all work performed within an enclosed structure. Slaughter facilities prohibited.
Construction/Corporation Yard	N	P	Public corporation yard allowed in BP District with CUP. Section 17.38.220.

Principal Land Use	BP District	M District	Additional Use Regulations
Crematory	N	C	
Handcraft industry & small-scale manufacturing	P	P	
Hazardous Materials Handling	C	C	Endnote (8)
Light Manufacturing	P	P	Endnotes (8) and (9)
Laundry, Commercial	P	P	
Machine/Welding/Metal Working Shops	C	P	All work performed within an enclosed structure.
Microbrewery	C	P	Brewery that produces no more than 9,000 barrels of beer annually
Outside Uses, Industrial	N	C	
Printing and Publishing	P	P	
<i>Recycling Facilities:</i>			
• Small Collection Facility	P	P	Endnote (10)
• Large Collection Facility	N	C	Endnote (10)
• Reverse vending machines	P	P	
• Processing Facility	N	C	
• Salvage and dismantling facility	N	C	Endnote (10)
• Composting	N	C	Composting of plant materials only.
Research and Development	P	P	All work performed within an enclosed structure.
Truck Depot	N	C	
<i>Warehousing and Storage:</i>			
Warehousing	P	P	CUP required for any warehousing/sales of firearms. Endnote (11).
Wholesaling and Distribution	P	P	CUP required for wholesaling of firearms.
<i>Waste Facilities, Municipal:</i>			
• Transfer Stations (municipal waste)	N	C	
• Waste Treatment and Disposal	N	C	
Winery, Large	N	C	Wineries with production of more than 10,000 cases of wine annually.

Principal Land Use	BP District	M District	Additional Use Regulations
Winery, Small	C	P	Wineries producing 10,000 cases or less annually.
Accessory and Support Uses	BP District	M District	Additional Use Regulations
Automated Teller Machines (ATMs)	P	P	ATM's allowed only when completely enclosed in building.
Accessory uses, facilities and activities customarily associated with or essential to allowed uses, and operated incidental to the principal use.	P	P	Size and floor area limitations as specified by Endnotes (5), (6) and (7).

End Notes:	
(1)	Design Review Approval required for co-location on existing towers, and for all satellite earth stations and new communication structures or expansion of such structures.
(2)	Stock yards are not allowed. Animal husbandry and stables are prohibited due to potential contamination of agricultural produce from E. coli bacterium.
(3)	Produce sales allowed as accessory use.
(4)	Vehicle sales or rentals and services in the industrial districts shall be limited to large vehicles only, including commercial trucks, buses, trailers, campers, boats and mobile homes.
(5)	In the M District, accessory business and administrative offices shall be limited to thirty percent of the gross floor area of all buildings on a site or two thousand five hundred square feet, whichever is less, when considered in aggregate with all other accessory and incidental uses. Exceptions may be allowed through approval of a conditional use permit for large-scale industrial complexes provided that the aggregate total of all office, retail and restaurant ancillary uses does not exceed thirty-five percent of the gross floor area.
(6)	In the BP District, outside storage areas amounting to not more than ten (10) percent of the total parcel or building site area is allowed as an incidental and accessory use. This size limitation does not apply to permitted or conditionally permitted uses involving the storage of plants, vehicles/ <u>large equipment</u> for sale, storage_or lease, or other for-sale goods and materials related to landscaping and building construction. All outdoor storage must be in compliance with the requirements of Section 17.30.060-D.
(7)	With the exception of those uses identified as permitted or conditionally permitted, retail sales, on-site restaurants and other food establishments involving the sales of pre-packaged foods and/or foods prepared onsite are allowed only as an incidental and accessory use in the industrial districts. Incidental uses are limited to 30 percent of the total square footage of all buildings on a site in aggregate, or 2,500 square feet, whichever is less. Exceptions may be allowed through approval of a conditional use permit for large-scale industrial complexes or operations where additional floor area for

	retail or food establishments are needed to serve the employee population, provided that the aggregate total of all such ancillary uses, including offices, does not exceed thirty-five percent of the gross floor area . Goods being sold as retail shall be directly related to the principal use(s) on the site.
(8)	A CUP is required for all uses involving the handling of hazardous materials that are subject to the requirement for a risk management prevention program as defined by the California Health and Safety Code, Section 25534. Semi-conductor manufacturing is an example of such a regulated use.
(9)	Light Manufacturing includes but is not limited to: the manufacture, testing and assembly of electronic and communication equipment and products, optical equipment and devices, fabric products, food & beverage products, furniture & fixtures, and pharmaceuticals; metal products fabrication, and similar uses. The manufacture of food products excludes the processing and/or production of meat or fish products or fats and oils.
(10)	Small collections facilities shall not exceed 500 square feet in size. Facilities larger than 500 square feet shall be classified as large collection facilities. Salvage and wrecking operations shall not adjoin or be visible from U.S. Highway 101 or from any residential or commercial district.
(11)	<i>Warehousing:</i> With the exception of propane or gasoline engine or storage tanks, or any boat or vehicle containing these components, or incidental <u>or other allowable outside</u> storage pursuant to Endnote (6), all storage shall be conducted within a completely enclosed structure in the BP District. All propane or gasoline components shall be stored in designated screened areas. No retail sales are allowed.
(12)	(a) Number of wind energy systems: One wind energy system allowed on each parcel; two or more wind energy systems may be allowed subject to approval of a conditional use permit and compliance with development standards of this section. (b) Location: No free-standing wind turbine shall be located closer than 350 feet from any residential district. (c) Setback: The minimum setback from all property lines to the base of the tower shall be equal to 115 percent of the total height of the wind energy system. (d) Maximum height of roof or building-mounted systems: No more than 15 feet above the structure ridgeline. Exceptions to height limitations may be allowed through approval of a conditional use permit.

17.30.040 Other prohibited uses.

Uses not specifically identified in Table 17.30-1 above are prohibited unless determined to be materially similar to other permitted or conditionally permitted uses by the Director or the Commission upon appeal. Notwithstanding those uses designated as “permitted” or “conditional” in Table 17.30-1, the Commission or Council may deny certain uses which are determined to pose a danger or hazard to the public or will not comply with the pollution control standards specified in Section 17.38.240.

17.30.50 Property development standards.

TABLE 17.30-2: DEVELOPMENT STANDARDS

Development Regulation	Industrial Business Park District	M – Industrial District	Additional Regulations
Lot Size – Minimum	10,000 square feet	1 acre	
Lot Width - Minimum	75 feet (50 ft. for cul-de-sac frontage)	100 feet (70 ft. for cul-de-sac frontage)	
Lot Depth - Minimum	120 feet	150 feet	
Building Setbacks – Minimum Distance			Section 17.08.050—Projections into required yard areas.
a. Front Yard	20 feet	10 feet	Required front yard shall be landscaped except for driveways, walkways and parking for employees & customers , provided that any such parking is located within the interior 10 foot portion of the required front yard only . Reduction of landscaped front yard in BP District to 10 feet may be allowed through approval of a conditional use permit.
b. Interior Side Yard	0	0	In the BP District, a minimum 15 -foot landscaped setback is required for any side yard abutting a residential district. This landscaped setback shall be increased to 25 feet in the M District for any side yard abutting a residential or commercial district.
c. Street Side	20 feet	10 feet	Required street side yard shall be landscaped <u>except for driveways, walkways and parking for employees & customers , provided that any such parking is located within the interior 10 foot portion of the required front yard only.</u> Reduction of landscaped street side yard in BP District to 10 feet may be allowed through approval of a conditional use permit.
d. Rear Yard	0	0	Minimum landscaped yard shall equal that required for the front yard for rear yards abutting public or private streets or alleys, except that any rear yard that is a boundary between an M District and any residential district shall be a minimum of 15 feet.
Height – Maximum	50 feet	50 feet	Section 17.08.040 –Exceptions to height limits allowed by use permit.
Height –Maximum at property line	35 feet	35 feet	An additional 1.5 feet of building height is allowed for each foot of interior side or rear yard setback provided.

Development Regulation	Industrial Business Park District	M – Industrial District	Additional Regulations
Floor Area Ratio (FAR)- Maximum	0.6	0.6	Exception allowed for day care as accessory use—floor area for day care may be excluded from FAR.

17.30.060 Additional property development regulations.

A. **Fences and walls, and hedges.** The requirements of Section 17.36.010 apply except as otherwise modified by this section.

1. Maximum height. Eight (8) feet shall be the maximum height for all fences, walls or hedges except in required front or street (corner) side yards where the maximum height shall be four (4) feet subject to the sight visibility requirement of Section 17.36.010.

2. Minimum standards for fences along street frontages. Fences or walls located within or adjacent to the required minimum front or street side yard and/or rear yard abutting a public street or highway right-of-way shall be constructed of either : (a) a solid architectural wall compatible wall compatible with the building colors and materials; or (b) a solid fence with landscaping on the exterior side; or (c) a tubular steel or similar quality ‘visually transparent’ style, subject to design review approval by the Director.

3. Minimum standards for fencing adjacent to residential districts. Fencing located adjacent to a residential district or residential use (except where located adjacent to within a required front or side street yard and/or abutting a public right-of-way) shall be screened by a minimum six-foot high masonry wall.

4. Exceptions allowed. Exceptions to the standards of this subsection may be approved by the Architectural Review Committee or Commission.

B. **Landscaping – site and parking lot.** Chapter 15.10 and Section 17.36.020 apply.

C. **Screening.**

1. Screening of mechanical equipment. All mechanical equipment, other than solar panels, shall be screened on all sides from view from right-of-ways or public use areas. Equipment to be screened includes, but is not limited to, air compressors, heating, air conditioning, refrigeration equipment, plumbing lines, duct work, and transformers. Wind turbines in all industrial districts and operating mechanical equipment in the ‘M’ District located more than 100 feet from a park or school site or from a commercial or residential district boundary are excluded from this requirement unless otherwise required through design review or a conditional use permit.

2. Outdoor storage and loading facilities. Screening is required for all outdoor storage areas and truck bays/loading dock areas in order to adequately minimize visibility from a public street or other public use area.

D. **Outdoor storage.** Outdoor storage shall be located outside the required front and street side and rear yards. Where outdoor storage areas for materials and equipment, other than for-sale items and goods, would be visible from a public right-of-way or from a similar public use area, these areas shall be

entirely enclosed with a masonry wall or solid fence, a minimum of six feet in height, and with landscaping on the exterior side of wall or fence, subject to approval of the Director. Stored materials shall not exceed the height of the wall except where such storage would not be visible from a public street or other public use area, subject to approval of the Director or Commission. For other outdoor storage areas not visible from a public right-of-way or public use area, other forms of screening may be used, such as chain link fencing with or without landscaping, subject to approval of the Director or Commission.

E. **Trash enclosures.** In the BP District, all solid waste and recycling facilities shall be screened on all sides by a solid wood or masonry wall at least six (6) feet in height. In the M District, all solid waste and recycling facilities that would be visible from a public street or from a residential or highway commercial district shall be screened on all sides by a solid wood or masonry wall at least six (6) feet in height.

F. **Access.** There shall be adequate vehicular access from a dedicated and improved public street to off-street parking and loading facilities. The location, design and number of driveways and project-related frontage improvements shall be determined by the City Engineer at the time of review of the required site plan, subject to approval by the Director or Commission pursuant to Chapter 17.44.

G. **Off-street parking.** The off-street parking requirements of Section 17.36.020 apply except for the following parking reduction allowed by this section:

Developments which provide additional secure bicycle parking over and above the minimum requirement may reduce the parking requirement by one vehicle space for every four additional bicycle spaces provided with a standard stationary bicycle rack. The maximum reduction resulting from the provision of bicycle parking that may be approved by the Director or Commission is two percent of required off-street parking.

H. **Bicycle parking.** In addition to the off-street parking requirements of Section 17.36.020, all commercial uses having an off-street parking requirement of ten (10) or more spaces shall provide secure bicycle parking at a minimum of ten (10) percent of the requirement for off-street vehicle parking spaces. An exception to this requirement may be approved by the Director or Commission for those uses which provide services to customers off-site or which otherwise can justify a reduced requirement for bicycle parking.

I. **Off-street loading.** With the exception of office uses, commercial and industrial uses with more than 5,000 square feet of floor area shall provide off-street loading in compliance with the provisions of this section. Office uses constituting the principally permitted use and having a floor area greater than 10,000 square feet shall provide at least one off-street loading space in compliance with the dimension provisions of this section unless an exception is granted by the Director or Commission, based upon adequate supporting evidence, that a smaller loading space is adequate to serve the proposed use. Off-street loading shall be restricted for loading purposed only and not counted toward meeting off-street parking requirements.

1. **Location.** All truck loading/unloading facilities shall be located on the parcel where the primary business is located, shall be sited outside of the required front, side or rear setback areas and at least 100 feet from any residential district, and shall be designed to ensure that all truck back-up maneuvering does not occur within any street right-of-way. The location of loading and disposal areas

shall not obstruct or impede on-site or off-site parking circulation, nor create a hazard to the public safety or nuisance to adjoining properties.

2. **Minimum Dimensions.** A loading space shall not be less than 12 feet in width and 40 feet in length, with a vertical clearance of not less than 14 feet.

3. **Number of Spaces.** Commercial uses shall provide loading spaces at the rate of one space for each 30,000 square feet of gross floor area unless it can be demonstrated to the satisfaction of the City that loading space at a lesser rate is adequate to serve the proposed use(s). Industrial uses shall provide loading spaces at the rate of one space for each 40,000 square feet of gross floor area unless it can be demonstrated to the satisfaction of the City that loading space at a lesser rate is adequate to serve the proposed use(s).

4. **Screening.** Truck bays and loading dock areas shall be screened through the placement of a solid wall or fence, landscaping, and/or structure location to substantially minimize visibility from a public street.

5. **Noise attenuation.** Loading areas located within 100 feet of a residential use or residential zone shall be completely enclosed within a structure, or have adequate noise attenuation from a barrier as determined through an acoustical study, or restrict operations between the hours of 7:00 a.m. and 8:00 p.m. Truck refrigeration units shall be shut off while docked if audible at residences.

J. **Outdoor Lighting.** All exterior lighting shall face downward and be fully shielded to reduce nighttime glare and shall be turned off during the nighttime hours between 11:00 p.m. and 6:00 a.m. except as follows:

1. Outdoor lighting in conjunction with industrial uses that continue to be operational after 11:00 p.m. or before 6:00 a.m. may be allowed to remain on. Outdoor lighting used for security purposes to illuminate walkways, roadways, equipment and materials yards, and parking lots may remain lighted after 11:00 p.m. only when low-pressure sodium outdoor lighting or comparable low energy use fixtures are used. An exception to the use of low-pressure sodium outdoor lighting may be approved by the Director in areas where color rendition is essential to the effectiveness of these specified activities (e.g., outdoor material handling areas).

2. Properties with existing non-conforming lighting shall be required to conform to the exterior lighting requirements of this section as a part of any permit for expansion of use, reuse or change in use.

K. **Performance standards.** The pollution control standards of Section 17.38.240 shall apply to all uses in the industrial districts.

L. **Signs.** The provisions of Chapter 17.43 apply.

17.30.070 Emergency shelters.

A. **Location requirements.** Emergency shelters shall not be located:

1. Immediately adjacent to any R-1 district; or

2. Within 300 feet of another similar program and 1,000 feet from an elementary school, middle school, high school, or public park.

3. The distance between an emergency shelter, and the uses and zones described above, shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the building or structure, or a portion of the building or structure, in which the emergency shelter is located, to the boundary of the use or zone described above.

4. Exceptions to these locational requirements may be approved through the conditional use permit process in accordance with the provisions of Chapter 17.42 of this Title.

B. Facility requirements. Each emergency shelter shall include, at a minimum, the following:

1. On-site area for outdoor client congregation, so that clients waiting for services are not required to use the public sidewalk for queuing;

2. Telephones for use by clients;

3. On-site personnel during hours of operation when clients are present. The manager's area shall be located near the entry to the facility;

4. Adequate interior and exterior lighting;

5. Secure areas for personal property;

6. Posted hours of operation near the facility entrance; and

7. Other features or measures as recommended by the Police Chief prior to zoning compliance approval by the Director pursuant to Section 17.42.010 of this Title .

17.30.080 Architectural design review.

A. **New construction, alterations, expansions and outdoor storage.** In the BP District, site and architectural design review and approval by the Architectural Review Committee shall be required for construction of new structures and expansion of existing structures, and for façade improvements to portions of existing structures that face streets and/or public use areas including alteration of roofs lines or the location of doors and/or windows. In the M District, site and architectural design review and approval is required for the construction of new structures or expansion of existing structures exceeding 35 feet in height. In all industrial districts, site and architectural design approval is required for uses that involve outdoor storage exceeding 5 percent of the building site or parcel area.

B. **Master sign programs.** Master sign programs shall be required for all multi-tenant structures or complexes in the industrial zones in compliance with the provisions of Chapter 17.43. Amendments to approved master sign programs which are in substantial conformance with said programs shall be approved by the Director; amendments not in substantial conformance with approved programs shall be referred to the Architectural Review Committee for review and approval.

17.30.090 Site plan review.

Before any structure is erected on any parcel in the M or BP District, a site plan shall have been approved by the Director or designee in compliance with Chapter 17.49. (Ord. 445 § 2 (Exbt. A) (part), 1986)