

**Industrial PAD
Permitted Use List
Rancho Gabriela**

The purpose of this district is to provide for limited manufacturing, processing, warehousing and other similar uses. The primary elements of the majority of the uses in this district are envisioned to occur indoors within an enclosed building. Certain outdoor uses are allowed as set forth in the permitted use list below if sufficient screening and buffering of the outside elements is provided adjacent to residential uses and the perimeter streets. Any use not listed below which is compatible with the intent of this district may be approved by the City of Surprise Planning Director.

- Automobile, boat or recreational vehicle sales, service and rental
- Automobile, boat or recreational vehicle storage
- Banks and other savings and lending institutions
- Boat repair
- Building materials sales yard, including sand and gravel or other inert material used for landscaping
- Church and parish house
- Contractors storage yard
- Electronic instruments and devices, assembling and manufacturing
- Equipment rental or storage yard
- Essential public service or utility installation
- Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way
- Farming, landscaping and agricultural supplies and equipment, wholesaling and storage
- Feed store, including yard
- Gas station/convenience store
- Golf course and customary accessory uses
- Greenhouse
- Home improvement centers
- Industrial, scientific or business research development and testing laboratories and offices
- Lumberyard, provided that all goods and material are screened from adjacent properties
- Manufacturing, fabrication, assembly and processing uses, so long as the primary use of the property is not the basic processing and compounding of raw materials or food products, except as otherwise provided in this section or as interpreted as being analogous by the Planning Director
- Mini warehouse for storage purposes without retailing
- Mortuary/graveyard
- Offices for administrative, clerical or sales services
- Offices for professional use, including laboratories and imaging
- Packing houses for fruit or vegetables, not including processing
- Plant nursery, wholesale and retail
- Recreational vehicle repair
- Restaurants (drive thru's and outdoor dining permitted with a Conditional Use Permit)
- Retail commercial operations directly related to the primary industrial use, provided that they do not exceed twenty (20) percent of the gross floor area of the primary industrial use
- Sports facilities, including stadiums and related accessory uses
- Warehousing and distribution centers

