

Article III. - Industrial Zoning Districts

17.06.080 - Purpose.

The industrial district is intended to provide appropriate areas for businesses that manufacture, process, assemble, repair, or otherwise create and maintain goods, merchandise and equipment. The district is designed to provide for the effective integration of industrial areas with adjacent uses, so that impacts related to traffic, noise, illumination, smoke, hazardous materials and other potential concerns are minimized. The industrial district is also intended to foster the development of an industrial base that will benefit existing and future residents of the city and the surrounding region. (Ord. 695 § 3, 2003)

(Ord. No. 854, § 2(Exh. A), 7-9-2013)

17.06.090 - Districts.

I-L: Limited Industrial District. This district allows for campus-like environments for corporate headquarters, research and development facilities, offices, light manufacturing and assembly, industrial processing, general service, warehousing, storage and distribution, and service commercial type use. Retail activities are generally limited to those that support the industrial type uses. This district is consistent with the "Industrial" general plan designation. The floor area ration for this district is 0.5, or 1.0 for projects that meet specific criteria specified in the city's design guidelines. (Ord. 695 § 3, 2003)

(Ord. No. 854, § 2(Exh. A), 7-9-2013)

17.06.100 - Permitted uses.

The following is a list of land uses and the limited industrial district within which they are permitted as follows:

- P = Permitted.
- C = Conditionally-permitted by planning commission.
- A = Administrative permit.
- Z = Certificate of zoning compliance.
- T = Temporary conditional permit.
- I = Uses allowed as incidental to a primary use.

Uses involving chemicals may also be subject to requirements regarding hazardous materials (footnote 11), in which case more restrictive requirement shall apply. Land uses that are not specifically listed are not permitted unless determined, by the planning and community development director, to be substantially similar to a listed use. If the listed land use is followed by a number or a section reference in parenthesis, that number or reference directs the reader to the corresponding land use footnote or special provision which follow this chapter.

Land Use Category	I-L District
Adult Business (subject to the provisions and limitations of Chapters 8.37, 8.38, and 8.39) (A)	C
Agricultural Processing (includes viticulture)	C
Agricultural Services	A
Aircraft Related Industry	A
Animal Hospital/Veterinary Clinic	A
Ambulance Service	A
Appliance Repair Service	P

Auto Parts Sales and Installation	P
Automobile Service Station (C)	C
Beverage Bottling Plant	P
Boat Building	P
Brewery/Distillery/Winery (R)	A
Broadcasting Studio	A
Car Wash	P
Clubs and Lodges	C
Commercial Filming Studio	P
Communication Facility (F)	C/A
Contractors' Storage Yard	C
Convention Center	C
Cooperage	P
Cultural Institution (e.g. museums)	C
Dairy Products Processing	P
Day Care Center (Nonresidential)	C(I)
Dry Cleaning Plant	A
Exterminator	P
Food Processor	C
Fuel Storage	C
Funeral Parlor/Mortuary	C
Health Club	P(I)
Household Hazardous Waste Facility	C
Household Services/Contractors (e.g. plumbing, painting, electrical, interior decorating)	P
Kennel (Commercial) (O)	C
Laundries/Linen Supply Service	P
Light Manufacturing and/or Assembly (Laboratory requirements to Biosafety Levels 1 and 2)	P
Lumber Yard	P
Massage Therapy (see Chapter 8.36)	P(I)
Medical Laboratory	A
Microbrewery	
• with restaurant	C
• without restaurant	P
Nursery (Horticulture)	P
Office	A

Parking Lot (Commercial)	C
Parcel Delivery Service	P
Personal Services	
• As a Principal Use	A
• As an Incidental Use	I
Photographic Plant	P
Printing and Blueprinting	P
Private/Public Utility Facility (F)	
• Minor	Z/C
• Major	C
Public Assembly	C
Public Facility—Non-City owned or proposed (see also Public Utility)	C
Public Facility—City owned or proposed (subject to Planning Commission review on referral from City Council)	P
Publishing	P
Recycling Facility (V)	
• Reverse Vending Machines	P
• Small Collection Facility	A
• Large Collection Facility	C
• Light Processing Facility	C
Religious Assembly	C
Research and Development (Laboratory requirements to Biosafety Levels 1 and 2 only)	P
Restaurant (I)	
• As an Incidental Use	A
Retail Use	
• As an Incidental Use	A
Retail Warehouse	C
School	
• Trade School	A
• High School	C
Security Guard Residence	I
Sign Shop	P
Stone Works	P
Studio (e.g. Dance, Martial Arts)	A
Taxidermist	A

Telecom Center	A
Temporary Use/Event (EE, see also DD)	
• Arts and Crafts Show	T
• Circus/Carnival	T
• Flea Market/Swap Meet	A
• Live Entertainment	A
• Outdoor Exhibit	A
• Recreational Event	A
• Religious Assembly	A
• Retail Sales	A
• Seasonal Lot/Activity (e.g. Christmas trees, pumpkins)	T
• Trade Fair	T
Towing Service/Impound Yard	A
Trucking Terminal (including moving and storage)	A
Upholstery Shop	P
Vehicular Dealerships/Rentals (incl. boats, farm and construction equip.) (FF)	A
Vehicle Repair/Body Shops (GG)	P
Warehousing/Wholesaling	P

(Ord. 751 § 2 (part), 2005; Ord. 739 § 2 (part), 2005; Ord. 695 § 3, 2003)

(Ord. No. 854, § 2(Exh. A), 7-9-2013; [Ord. No. 887](#), § 4(Exh. A), 5-26-2015; [Ord. No. 905](#), § 4(Exh. A), 3-28-2017)