

and the road system is built to support truck traffic. Provisions for pedestrians are not required.

- Research and Development (R&D).** The R&D, Research and Development zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment.

130.23.020 Matrix of Allowed Uses

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.23.020 (Industrial / R&D Zones Use Matrix) below in this Section:

Table 130.23.020 – Industrial / R&D Zones Use Matrix

IL: Industrial Low IH: Industrial High R&D: Research & Development	P Allowed use (Article 4: Special Use Regulations) A Administrative permit required (130.52.010) TUP Temporary use permit required (130.52.060) CUP Conditional use Permit required(130.52.021) MUP Minor use permit required (130.52.020) TMA Temporary mobile home permit (130.52.050) — Use not allowed in zone			
USE TYPE	IL	IH	R&D	Specific Use Reg.
Industrial				
Automotive and Equipment: Salvage and Wrecking Yard	CUP	CUP	—	
Hazardous Material Handling	CUP	CUP	CUP	
Industrial: General	P/CUP	P/CUP	CUP	
Specialized	CUP	CUP	—	
Laundries, Commercial	P	—	—	
Light Manufacturing	P	—	P	
Ceramic products from compounded clay	P	—	P/CUP ¹	
Lightweight nonferrous metal casting foundry				
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)			
Printing and Publishing	P	—	P	
Research and Laboratory Services	P	—	P	
Slaughterhouse	CUP	CUP	—	

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USE TYPE	IL	IH	R&D	Specific Use Reg.
Storage Yard: Equipment and Material Permanent	P	P	CUP	130.40.320.C
Temporary	TUP	TUP	TUP	
Wholesale Storage and Distribution	P	P	P	
Commercial				
Adult Business Establishment	A	—	—	130.40.040
Animal Sales and Service: Veterinary Clinics	CUP	—	CUP	
Automotive and Equipment: Paint and Body Shops	P	CUP	—	
Repair Shop	P	CUP	—	
Vehicle Storage	P	CUP	—	130.40.320
Vehicle Sales and Rentals	P	CUP	—	
Banks and Financial Services	—	—	P	
Bars and Drinking Establishments	CUP	—	—	
Brewery: Large Commercial	P	CUP	CUP	
Micro Brewery	P	CUP	CUP	
Building Supply Store	P	—	—	130.40.220
Business Support Services	P	—	P	
Commercial Cannabis	Commercial Cannabis Use Permit required (See Article 4 – Special Use Regulations – Chapter 130.41 – Commercial Cannabis)			
Commercial Recreation: Indoor Entertainment	—	—	A/CUP	
Indoor Sports and Recreation	CUP	—	P	
Outdoor Entertainment	—	—	CUP	
Outdoor Sports and Recreation	—	—	P	130.40.210
Distillery ³ Large Commercial	P	CUP	CUP	

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USE TYPE	IL	IH	R&D	Specific Use Reg.
Craft	P	CUP	CUP	
Drive-Through Facility	P/CUP ⁴	—	P/CUP ⁴	130.40.140
Employer-sponsored Child Day Care Center	A	—	A	130.40.110.C
Mobile/Manufactured Home Sales Lot	A	—	—	130.40.220
Offices: Professional and Medical	P	—	P	
Printing and Publishing	P	—	P	
Recycling Facilities	P/A	P	—	130.40.280
Restaurant	P ² /CUP	—	P	
Retail Sales and Service: Indoor Sales	CUP	—	P	
Permanent Outdoor Sales	A	CUP	A/CUP	130.40.220
Temporary Outdoor Sales	A/TUP	A/TUP	A/TUP	
Personal Services	—	—	P	
Property Services	P	—	P	
Self-Storage (Mini Storage)	P	P	CUP	
Specialized Education and Training	—	—	P	
Trade School, indoor or outdoor	P	—	CUP	
Wineries ³ Production Facilities	P	P	CUP	
Residential				
Contractor’s Office: On-site	A	A	A	130.40.190
Off-site	TUP	TUP	TUP	
Employee Housing: Commercial Caretaker, permanent	A	CUP	A	130.40.120
Commercial Caretaker, temporary	TMA	—	TMA	

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USE TYPE	IL	IH	R&D	Specific Use Reg.
Construction	A	A	—	130.40.190
Civic				
Cemetery	CUP	—	—	
Churches and Community Assembly Indoor only	—	—	CUP	
Community Services: Intensive	P	—	P	
Schools: College and University	—	—	CUP	130.40.230
Elementary and Secondary, private	—	—	CUP	
Transportation				
Airports, Airstrips, and Heliports	CUP	CUP	CUP	
Intermodal Facility	P	—	P	
Parking Lot, Public	P	—	P	
Utility and Communication				
Communication Facilities	P/A	CUP	P/A	130.40.130
Public Utility Service Facilities: Intensive	CUP	CUP	—	130.40.250
Minor	P	—	P	
Wind Energy Conversion System		See Table 130.40.390.1 (WECS Use Matrix)		130.40.390
Recreation and Open Space				
Special Events, temporary	TUP	—	TUP	
Agricultural				
Crop Production	—	P	—	
Grazing	—	P	—	
Livestock, High Density	—	CUP	—	

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USE TYPE	IL	IH	R&D	Specific Use Reg.
Nursery, plants: Wholesale	P	P	—	
Orchards and Vineyards	—	P	—	
Packing: On-site products	P	P	—	
Off-site products	P	P	—	
Produce Sales	—	CUP	—	
Timber	—	P	—	
NOTES: ¹ CUP for larger, general industrial-scale use. ² If Restaurant is an ancillary use to an existing primary use, then allowed by right (P); If Restaurant is a new primary use, then allowed by CUP. ³ Not subject to Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title. ⁴ CUP required when adjacent to any residential zoned lot or residential use.				

130.23.030 Development Standards

Allowed uses and associated structures shall comply with the following development standards listed in Table 130.23.030 (Industrial / R&D Zone Development Standards) below, in addition to those under Section 130.23.040 (Design Standards) below in this Section, and any other applicable requirements of this Title unless a variance is obtained in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title, or standards are modified pursuant to a Development Plan permit in compliance with Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

Table 130.23.030 – Industrial / R&D Zones Development Standards

Development Attribute	IL	IH	R&D	
Minimum Lot Size (in square feet) ⁵	10,000	20,000	10,000	
Minimum Lot Width (in feet) ⁵	60	60	60	
Setbacks: (in feet) Front and secondary front ¹	10	30	20	
Sides	0 ² or 5	30	0 ² or 5	
Rear	10	30	10	

Sides and Rear (Abutting residentially zoned land) ³	10 or 30	50	10 or 30	
Maximum Building Height (in feet)	50	50	50	
Floor Area Ratio (FAR) ⁴	0.85	0.85	0.50	

Notes:

¹ Subject to Landscaping requirements in the site planning and design manual.

² Zero lot line with fireproof wall and no openings meeting building and fire code requirements, otherwise the 5 foot setback applies.

³ Subject to Landscaping requirements in the site planning and design manual.

⁴ Ratio of allowable floor area to site area.

⁵ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones.

130.23.040 Design Standards

- A. **Research and Development Zones.** Design standards for the Research and Development Zone are contained in the County’s adopted Research and Development Zone Design Standards (Resolution 201-2015). The Design Review process, where applicable, shall determine whether the structure is in compliance with the adopted design standards.