

Chapter 20.12 - INDUSTRIAL ZONING DISTRICTS

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20.12.010 Purpose of the Industrial Zoning Districts

- A. Light Industrial (I-L).** The I-L zoning district provides areas for manufacturing, wholesale, and storage activities that meet City standards to ensure compatibility with surrounding areas and that maintain and strengthen the economic base of the City. I-L districts shall have a minimum size of 5 acres.
- B. Heavy Industrial (I-H).** The I-H zoning district provides areas for a full range of industrial land uses, including operations that necessitate the storage of hazardous or unsightly materials, and encourages sound industrial development by providing and protecting an environment exclusively to insure the protection of surrounding areas. I-H districts shall have a minimum size of 10 acres.

20.12.020 Land Use Regulations for Industrial Zoning Districts

- A. Permitted Uses.** Table 20.12-1 identifies land uses permitted in industrial zoning districts.

TABLE 20.12-1 PERMITTED LAND USES IN THE INDUSTRIAL ZONING DISTRICTS

Key		Zoning District ^[1]		Additional Regulations
P	Permitted Use	I-L	I-H	
M	Minor Use Permit Required			
SP	Site Plan Review Permit Required			
C	Conditional Use Permit Required			
X	Use Not Allowed			
RESIDENTIAL USES				
Caretaker’s Home		SP	X	
COMMUNITY USES				
Colleges and Trade Schools		C	X	
Instructional Services		C [2]	X	
Public Safety Facilities		SP	C	

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COMMERCIAL USES				
Adult Entertainment Businesses	SP	SP	Chapters 5.58 and 20.60	
Building Supplies/Home Improvement Stores	SP	X		
Business Support Services	SP	X		
Commercial Cannabis Businesses	Refer to Table 20.44-1 in Section 20.44.170			
Equipment Sales and Rental	SP	X		
Gas and Service Stations/Car Washes	SP [5]	SP [5]	Section 20.44.070	
Horticultural Nurseries, Retail	C	X		
Horticultural Nurseries, Wholesale	SP	X		
Mobile Food Vendors	C	C	Chapter 5.54 & 20.44.020	
Restaurants	C [4]	C [4]		
Retail (Products Manufactured On-site Only)	SP [3]	SP [3]		
Vehicle Repair and Maintenance	SP [5]	SP [5]		
INDUSTRIAL USES				
Construction and Material Yards	SP	SP		
Manufacturing and Processing, Light	SP	SP		
Manufacturing and Processing, General	SP	SP		
Manufacturing and Processing, Heavy	X	SP [6]	Section 20.12.020.B	
Research and Development	SP	SP		
Wrecking and Salvage Establishments	X	C	Section 20.44.140	
TRANSPORTATION, COMMUNICATION, AND UTILITY USES				
Freight Terminals	X	SP		
Public/Mini Storage	SP	X		
Recycling Collection Facilities, Small	SP	X	Section 20.44.090	
Recycling Collection Facilities, Large	SP	SP	Section 20.44.090	
Recycling Processing Facilities	SP	SP	Section 20.44.090	
Utilities, Major	C	SP		
Utilities, Minor	SP	SP		
Warehousing, Wholesaling and Distribution	SP	SP		
Wireless Communications Facilities	See Chapter 20.58			

Notes:

- [1] A Site Plan Review Permit may be required per Chapter 20.32 (Interface Regulations) regardless of the uses shown in Table 20.12-1.
- [2] Limited to fitness, gymnastics, and other similar recreational sports and health facilities.
- [3] Permitted only as an ancillary showroom use for goods manufactured onsite, not to occupy more than 10 percent of the total building floor area unless a Site Plan Review Permit is obtained for additional floor area.
- [4] May be permitted only as an ancillary use to serve employees, not to occupy more than 2,500 square feet with no outside advertising, unless a Conditional Use Permit is obtained.
- [5] Limited to fleet operations only.
- [6] All manufacturing of materials listed in the Section 20.12.020.B is prohibited unless the Planning Commission determines otherwise through a Conditional Use Permit.

B. Prohibited Uses. The manufacturing of the following materials are prohibited unless the Planning Commission determines otherwise through a Conditional Use Permit process.



1. Asphalt, cement, charcoal, and fuel briquettes.
2. Aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates of an explosive nature, potash, pyroxylin, rayon yarn, and hydrochloric, nitric phosphoric, picric, and sulphuric acids.
3. Coal, coke, and tar products, including use in other manufacturing; explosives, fertilizers, gelatin, animal glue, and size.
4. Turpentine, matches, and other than water-based paint.
5. Rubber and soaps, including fat rendering.
6. Flour mill.
7. Processing of nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting and alloying of metal or metal ores; refining petroleum products, such as gasoline, kerosene, naphtha, lubricating oil, distillation of wood or bones; storage, curing or tanning of raw, green or salted hides or skins.
8. Stockyards or slaughterhouses, except for poultry, animal feed or sales yard, fertilizer yard; slag piles.
9. Storage of fireworks or explosives, except where incidental to a permitted use.
10. Any other use which is determined by the Planning Commission to be of the same general character as the above uses.