

| <b>TABLE 2-6</b><br><b>Allowed Uses and Permit Requirements</b><br><b>for Industrial Zoning Districts</b> |                             | P Permitted Use (2) (3)<br>MUP Minor Use Permit Required (3)<br>UP Use Permit Required (3)<br>— Use not allowed |    |                          |
|-----------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------|----|--------------------------|
| LAND USE (1)                                                                                              | PERMIT REQUIRED BY DISTRICT |                                                                                                                 |    | Specific Use Regulations |
|                                                                                                           | BPI                         | LI                                                                                                              | HI |                          |

#### AGRICULTURE & OPEN SPACE USES

|                                  |   |   |   |  |
|----------------------------------|---|---|---|--|
| Beekeeping                       | P | P | — |  |
| Crop production and horticulture | — | P | P |  |

#### INDUSTRY, MANUFACTURING & PROCESSING USES

|                                                     |   |    |    |           |
|-----------------------------------------------------|---|----|----|-----------|
| Agricultural products processing                    | — | UP | UP |           |
| Animal processing plants, rendering                 | — | —  | UP |           |
| Chemical product manufacturing                      | — | —  | UP |           |
| Concrete, gypsum, and plaster products              | — | —  | UP |           |
| Electronics, equipment, and appliance manufacturing | P | P  | P  |           |
| Fabric product manufacturing                        | P | P  | P  |           |
| Food and beverage manufacturing                     | P | P  | P  |           |
| Furniture and fixtures manufacturing, cabinet shops | P | P  | P  |           |
| Handcraft industries, small scale manufacturing     | P | P  | P  |           |
| Laundries and dry cleaning plants                   | P | P  | P  |           |
| Lumber and wood product manufacturing               | — | P  | P  |           |
| Machinery manufacturing                             | — | P  | P  |           |
| Metal products fabrication, machine/welding shops   | — | P  | P  |           |
| Metal products manufacturing                        | — | UP | UP |           |
| Paper products manufacturing                        | — | P  | P  |           |
| Paving material manufacturing                       | — | —  | UP |           |
| Pharmaceuticals manufacturing                       | P | P  | P  |           |
| Plastics, synthetics, rubber products manufacturing | — | —  | P  |           |
| Printing and publishing                             | P | P  | P  |           |
| Recycling – Composting                              | — | P  | P  | 27.34.160 |
| Recycling – Large collection facility               | — | UP | P  | 27.34.160 |
| Recycling – Light processing facility               | — | UP | P  | 27.34.160 |
| Recycling – Scrap and dismantling yards             | — | —  | UP | 27.34.160 |
| Recycling – Small collection facility               | — | P  | P  | 27.34.160 |
| Research and development (R&D)                      | P | P  | P  |           |
| Structural clay and pottery product manufacturing   | P | P  | P  |           |
| Textile and leather product manufacturing           | — | UP | P  |           |
| Warehousing, wholesaling and distribution           | P | P  | P  |           |
| Wineries, distilleries                              | — | P  | P  |           |

#### Notes:

- (1) See Section 27.06.030.A regarding uses not listed. See Article 6 for definitions of the listed land uses.
- (2) Zoning Clearance required, see Section 27.42.020.
- (3) Site Plan and Design Review may also be required. See Section 27.42.030.

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|                                                                                                           | BPI                         | LI                                                                                                              | HI |                          |

#### RECREATION, EDUCATION, AND ASSEMBLY USES

|                               |    |    |    |           |
|-------------------------------|----|----|----|-----------|
| Emergency Shelter***          | —  | UP | —  | 27.21.030 |
| Health/fitness facilities     | P  | UP | UP |           |
| Outdoor commercial recreation | UP | UP | UP |           |
| Religious places of worship   | —  | UP | —  |           |

#### RESIDENTIAL USES

|                                               |     |          |     |  |
|-----------------------------------------------|-----|----------|-----|--|
| Agricultural worker housing *                 | —   | P        | P   |  |
| Caretaker housing                             | MUP | MUP      | MUP |  |
| Multi-family dwelling, in a mixed use project | —   | UP (4)** | —   |  |
| Live/work facilities                          | MUP | MUP      | —   |  |

#### RETAIL AND SERVICE USES

|                                                      |     |     |     |           |
|------------------------------------------------------|-----|-----|-----|-----------|
| Auto and vehicle sales/rentals                       | —   | MUP | —   |           |
| Automated teller machines (ATMs)                     | P   | P   | P   | 27.34.050 |
| Banks and financial institutions                     | P   | P   | —   |           |
| Building materials stores                            | P   | P   | —   |           |
| Business support services                            | P   | P   | P   |           |
| Child and adult day care centers                     | MUP | MUP | —   | 27.34.070 |
| Construction equipment sales                         | —   | P   | P   |           |
| Hotels and motels                                    | UP  | —   | —   |           |
| Mobile home, recreational vehicle, and boat sales    | —   | MUP | —   |           |
| Offices – Accessory                                  | P   | P   | P   |           |
| Offices – Business and professional                  | P   | P   | P   |           |
| Public utility or safety facilities                  | P   | P   | P   |           |
| Restaurants                                          | P   | MUP | MUP |           |
| Restaurants, accessory cafeteria                     | P   | P   | P   |           |
| Storage – Outdoor                                    | P   | P   | P   | 27.34.150 |
| Storage – Personal storage facilities (mini-storage) | —   | P   | P   |           |
| Vehicle services – Maintenance/minor repair          | —   | P   | P   |           |
| Vehicle services – Major repair/body work            | —   | P   | P   |           |
| Vehicle services – Service stations                  | UP  | P   | P   |           |
| Veterinary clinics, animal hospitals, kennels        | P   | P   | —   |           |

#### Notes:

- (1) See Section 27.06.030.A regarding uses not listed. See Article 6 for definitions of the listed land uses.
- (2) Zoning Clearance required, see Section 27.42.020.
- (3) Site Plan and Design Review may also be required. See Section 27.42.030.
- (4) Residential uses may be permitted only on second or higher floors, above nonresidential uses. Accessible units that meet ADA requirements may be located on the ground floor.\*

\* Revised 03/03/04, ORD. 2004-178

\*\* Revised 11/03/04, ORD. 2004-184

\*\*\* Revised 09/17/2014, ORD. 2014-287

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|                                                                                                           | BPI                         | LI | HI                                                                                                              |                          |

**TRANSPORTATION & COMMUNICATIONS USES**

|                                    |    |    |    |           |
|------------------------------------|----|----|----|-----------|
| Broadcast studios                  | P  | P  | —  |           |
| Heliports                          | —  | UP | UP |           |
| Parking facilities/vehicle storage | —  | UP | P  |           |
| Telecommunications facilities      | UP | UP | UP | 27.34.200 |
| Transit stations and terminals     | P  | P  | UP |           |
| Utility infrastructure             | P  | P  | P  |           |
| Vehicle and freight terminals      | —  | UP | P  |           |

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