

## Chapter 20.50 - INDUSTRIAL ZONING DISTRICTS

### Part 1 - GENERAL

#### 20.50.010 - Industrial zoning districts.

- A. This chapter sets forth the land use and development regulations applicable to the industrial zoning districts established by Section 20.10.060.
- B. No building, structure, or land shall be used, and no building or structure shall be erected, enlarged, or structurally altered, in the IP, LI and HI Industrial Districts except as set forth in this chapter.
- C. The purposes of the industrial zoning districts are as follows:

1. CIC Combined Industrial/Commercial. The CIC Combined Industrial/Commercial zoning designation is intended for commercial or industrial uses, or a compatible mixture of these uses, that support the goals of the combined industrial/commercial general plan designation. The district allows for a broad range of commercial uses with a local or regional market, including big box retail, and a narrower range of industrial uses, primarily industrial park in nature, but including some low-intensity light industrial uses. Assembly uses and day care centers are allowed where they are compatible with and will not impose constraints on neighboring industrial uses.
2. TEC Transit Employment Center. The TEC Transit Employment Center zoning designation is intended for intensive industrial park and supportive commercial uses with development generally at least four stories in height, consistent with General Plan height policies, and in proximity to existing or planned transit in employment districts designated as growth areas in the General Plan.

The TEC designation is suitable for development with retail and service commercial uses on the first two floors; with office, research and development or industrial use on upper floors; as well as wholly office, research and development, or other industrial park uses on all floors.

An important difference between this designation and the IP Industrial Park designation is that the site design for development in the TEC Transit Employment Center District should support more intensive, transit-oriented uses than that typically found in the IP Industrial Park District. The development of large hotels of at least two hundred rooms and four or more stories in height is also supported within the Transit Employment Center zoning designation.

New development should orient buildings towards public streets and transit facilities and include features to provide an enhanced pedestrian environment.

3. IP Industrial Park. The industrial park zoning designation is an exclusive designation intended for a wide variety of industrial users such as research and development, manufacturing, assembly, testing, and offices. Industrial uses are consistent with this designation insofar as any functional or operational characteristics of a hazardous or nuisance nature can be mitigated through design controls. Areas exclusively for industrial uses may contain a very limited amount of supportive commercial uses, in addition to industrial uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. These commercial uses should be located within a larger industrially utilized building to protect the character of the area and maintain land use compatibility. In addition, warehouse retail uses are allowed where they are compatible with adjacent industrial uses and will not constrain future use of the subject site for industrial purposes. When located within an area with a combined industrial/ commercial general plan designation, a broader range of uses, both free-standing and in combination with others, will be considered including uses such as retail, church/religious assembly, social and community centers, recreational

uses, or similar uses but only when the non-industrial use does not result in the imposition of additional constraints on neighboring industrial users in the exclusively industrial areas.

4. LI Light Industrial. The light industrial zoning district is intended for a wide variety of industrial uses and excludes uses with unmitigated hazardous or nuisance effects. The design controls are less stringent than those for the industrial park zoning district. Examples of typical uses are warehousing, wholesaling, and light manufacturing. Sites designated light industrial may also contain service establishments that serve only employees of businesses located in the industrial areas. In addition, warehouse retail uses may be allowed where they are compatible with adjacent industrial uses and will not constrain future use of the subject site for industrial purposes. When located within an area with a combined industrial/ commercial general plan designation, a broader range of uses will be considered including uses such as retail, church/religious assembly, social and community centers, recreational uses, or similar uses but only when the non-industrial use does not result in the imposition of additional constraints on neighboring industrial users in the exclusively industrial areas.
5. HI Heavy Industrial. The Heavy Industrial zoning designation is intended for industrial uses with nuisance or hazardous characteristics which for reasons of health, safety, environmental effects, or general welfare are best segregated from other uses. Extractive and primary processing industries are typical of this district. Very limited scale retail sales and service establishments serving nearby businesses and their employees may be considered appropriate where such establishments do not restrict or preclude the ability of surrounding heavy industrial land from being uses to its fullest extent and are not of a scale or design that depends on customers from beyond normal walking distances. Any such uses should be clearly incidental to the industrial user on the property and integrated within an industrial building. In addition, warehouse retail uses may be allowed where they are compatible with adjacent industrial uses and will not constrain future use of the subject site for industrial purposes.

(Ords. 26248, 28460, 29012, 29218.)

## Part 2 - USES ALLOWED

### 20.50.100 - Allowed uses and permit requirements.

- A. "Permitted" land uses are indicated by a "P" on Table 20-110.
- B. "Permitted" uses which may be approved only on property designated on the land use/transportation diagram of the general plan, as amended, with the combined industrial/commercial land use designation or, in the case of hotel/motel establishments, which may also be approved on property designated on the land use/transportation diagram of the general plan, as amended, with the preferred hotel site overlay, are indicated by a "P<sup>GP</sup>" on Table 20-110.
- C. "Conditional" uses are indicated by a "C" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a conditional use permit as set forth in Chapter 20.100.

"Conditional" uses which may be approved only on property designated on the land use/transportation diagram of the general plan, as amended, with the combined industrial/commercial designation or, in the case of hotel/motel establishments, may also be approved on property designated on the land use/transportation diagram of the general plan, as amended, with the preferred hotel site overlay, are indicated by a "C<sup>GP</sup>" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a conditional use permit as set forth in Chapter 20.100.

D. "Conditional" uses requiring city council approval as the initial decision-making body are indicated by a "CC" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a conditional use permit approved by the city council as set forth in Chapter 20.100. Applications for these uses shall first be considered by the planning commission at a public hearing of the commission for the commission's report and recommendation on the application to the city council pursuant to the processes set forth in Chapter 20.100.

"Conditional" uses which may be approved only on property designated on the land use/transportation diagram of the general plan, as amended, with the combined industrial/commercial designation are indicated by a "CC<sup>GP</sup>" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a conditional use permit as set forth in Chapter 20.100.

E. "Special" uses are indicated by a "S" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a special use permit as set forth in Chapter 20.100.

F. "Administrative" uses are indicated by an "A" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with an administrative permit as set forth in Chapter 20.100.

G. "Restricted" land uses are indicated by an "R" on Table 20-110. These uses may occur in such designated districts, as an independent use, but only upon issuance of and in full compliance with a valid and effective zoning code verification certificate as set forth in Chapter 20.100.

H. Land uses not permitted are indicated by a "-" on Table 20-110. Land uses not listed on Table 20-110 are not permitted.

I. When the right column of Table 20-110 includes a reference to a section number or a footnote, the regulations cited in the section number or footnote applies to the use. In addition, all uses are subject to any other applicable provision of this Title 20 and any other title of the San José Municipal Code.

**Table 20-110  
Industrial Districts Land Use Regulations**

Use	Zoning District					Applicable Sections & Notes
	CIC	TEC	IP	LI	HI	
<b>Industry</b>						
Auction	C	C	C <sub>GP</sub>	C <sup>GP</sup>	-	
Industrial services	-	-	-	P	P	
Laboratory, processing	P	P	P	P	P	
Manufacturing and assembly						
Light	P	P	P	P	-	

Medium	P	P	P	P	P	
Heavy	-	-	-	-	P	
Research and development	P	P	P	-	-	
Catalog and mail order	P	P	P	P	-	
Construction/corporation yard	-	-	-	S	S	
Establishment for the repair, cleaning of household, commercial or industrial equipment or products	-	-	-	P	P	
Extraction of minerals from the ground, including quarrying	-	-	-	-	C	
Hazardous materials storage facility	-	-	-	C	C	
Hazardous Waste Facility	-	-	-	-	C	
Junkyard	-	-	-	-	C	
Miniwarehouse/Ministorage	-	-	-	P	P	
Outdoor uses or storage, industrial	-	-	-	S	P	Section 20.50.210
Private Electrical Power Generation Facility	C	C	C	C	C	
Stockyard, including slaughter	-	-	-	-	C	
Warehouse/distribution facility	P	P	P	P	P	
Wholesale sale establishment	P	S	S	P	P	
Wineries, breweries	P	P	P	P	P	
<b>Additional Uses</b>						
Any use not set forth in Tables 20-30,	-	-	-	-	C	

20-50, 20-90						
Any use without a permanent fully enclosed Building on-site	C	C	C	S	S	
Commercial support	-	P	P	-	-	Note 5; Section 20.50.110
Retail sales, goods and merchandise	P	P	-	-	-	Note 5; Section 20.50.110
Retail Art Studio	P	P	-	-	-	
Off-sale, Alcoholic Beverages - beer and/or wine only	C	C	-	-	-	Note 5; Section 20.50.110
Off-sale, Alcoholic Beverages, full range of Alcoholic Beverages	C	C	-	-	-	Note 5; Section 20.50.110
Off-sale, Alcoholic Beverages - beer and/or wine only and incidental to a winery/brewery	C	C	C	C	C	Note 12; Section 20.50.110
Off-sale, Alcoholic Beverages - distilled spirits only and incidental to a distillery	C	C	C	C	C	Note 12; Section 20.50.110
Bakery, retail	P	P	-	-	-	Note 5; Section 20.50.110
Aquaculture; Aquaponics	S	S	S	S	S	
Certified Farmers' Market	-	S	S	-	-	Part 3.5, Chapter 20.80
Certified Farmers' Market - Small	-	P	P	-	-	Part 3.5, Chapter 20.80
Food, beverage, groceries	P	P	-	-	-	Note 5; Section 20.50.110
Neighborhood Agriculture	P	P	P	P	P	

Nursery, Plant	P	P	-	C	C	
Outdoor Vending	A	A	-	A	A	Part 10, Chapter 20.80
Outdoor Vending - Fresh Fruits and Vegetables	P	P	P	P	P	Part 10, Chapter 20.80
Large Format Commercial Establishment	-	-	C <sub>GP</sub>	C <sub>GP</sub>	-	
Large Format Commercial Establishment, associated commercial	-	-	C <sub>GP</sub>	C <sub>GP</sub>	-	Section 20.50.115
Warehouse Retail	-	-	C	C	C	Section 20.50.130
Sales, office furniture, industrial equipment, machinery	P	P		C		
Seasonal sales	P	P	P	P	P	Part 14, Chapter 20.80
<b>Education and Training</b>						
Day care center	C	C	C <sub>GP</sub>	C <sub>GP</sub>	-	
School, driving (class A & B license)	-	-	-	P	P	
Instructional Art Studios	P	P	-	-	-	
Instructional Art Studios, live models	C	C	-	-	-	
Private Instruction, personal enrichment	P	P	-	-	-	
School - elementary and secondary (public or private)	C	C	-	-	-	Note 11
School, Post Secondary	C	C	C	-	-	

School, Trade and Vocational	C	C	-	C	C	
<b>Entertainment and Recreation Related</b>						
Recreation, Commercial/Indoor	P	C on lands with a General Plan land use designation of Transit Employment Center; C <sup>GP</sup> on lands with other General Plan land use designations	C <sup>GP</sup>	C <sup>GP</sup>	-	Note 5, Section 20.50.110
Recreation, Commercial/Outdoor	C	-	-	-	-	
Relocated Cardroom	C <sup>GP</sup>	C <sup>GP</sup>	C <sup>GP</sup>	C <sup>GP</sup>	-	Section 20.80.1155
Performing arts production and rehearsal space, excluding performances	P	C	C	C <sup>GP</sup>	-	
Stadium, 2,000 seats or fewer including incidental support uses	C <sup>GP</sup>	C on lands with a General Plan land use designation of Transit Employment Center; C <sup>GP</sup> on lands with other General Plan land use designations	-	-	-	Note 15
Stadium, more than 2,000 seats including incidental support uses	CC <sup>GP</sup>	-	-	-	-	Note 15; Note 16
<b>Food Services</b>						
Caterer	P	P	-	-	-	
Drinking Establishments	C	C	-	-	-	
Drinking Establishments interior to a full-service Hotel/Motel that includes 75 or more Guest Rooms	P	S if within 150 feet of residentially used or zoned Lot; P if not within 150 feet of residentially used or zoned Lot	P <sup>GP</sup>	-	-	Section 20.80.475; Note 13

Drinking Establishment in conjunction with a winery or brewery	C	C	C	C	C	
Public Eating Establishments	P	P	-	C	C	Note 5, Section 20.50.110 and Section 20.50.113
Outdoor dining, incidental to a public eating establishment	P	S if within 150 feet of residentially used or zoned Lot; P if not within 150 feet of residentially used or zoned Lot	-	C	C	Note 5, Section 20.50.110 and Section 20.50.113
<b>Health and Veterinary Services</b>						
Animal boarding, indoor	P	P	-	-	-	Note 14
Animal grooming	P	P	-	-	-	Note 14
Emergency ambulance service	C	C <sup>GP</sup>	C <sub>GP</sub>	C <sup>GP</sup>	-	
Hospital/in-patient facility	C	C	C	-	-	Note 6
Medical Marijuana Collective	R	-	R	R	R	Part 9.75, Chapter 20.80
Medical Marijuana Collective Cultivation Site Only	R	-	R	R	R	Part 9.75, Chapter 20.80
Office, Medical	P	P	C	-	-	Note 5, Section 20.50.110
Veterinary clinic	P	P	-	-	-	Note 14
<b>General Services</b>						
Crematory	-	-	-	C <sup>GP</sup>	C	Note 7
Mortuary, without Funeral Services	-	-	-	P	P	

Dry cleaner	P	P	-	-	-	
Hotel/Motel	P	P on lands with a General Plan land use designation of Transit Employment Center; P <sup>GP</sup> on lands with other General Plan land use designations	C <sup>GP</sup>	-	-	Note 13
Laundromat	P	P	-	-	-	
Maintenance and repair, small household appliances	P	P	-	-	-	
Messenger services	P	P	-	-	-	
Personal Services	P	P	-	-	-	Note 5, Section 20.50.110
Photo processing and developing	P	P	P	P	P	
Printing and publishing	P	P	P	P	P	
Social Service Agency	-	C	C	C	C	
<b>Offices and Financial Services</b>						
Automatic teller machine	P	P	P	P	P	Section 20.80.200
Business Support Use	P	P	-	-	-	
Financial institution	P	P	-	C <sup>GP</sup>	-	Note 5, Section 20.50.110
Office, General Business	P	P	P	-	-	
Office, Research And Development	P	P	P	-	-	
<b>Public, Quasi-Public and Assembly Uses</b>						
Church/Religious assembly	C	C on lands with a General	C	C <sup>GP</sup>	-	

		Plan land use designation of Transit Employment Center; C <sup>GP</sup> on lands with other designations				
<b>Residential</b>						
Hotel Supportive Housing	C	C	C	C	C	Note 17; Part 22 of Chapter 20.80
Emergency Residential Shelter, more than 50 beds	C	C <sup>GP</sup>	C <sup>GP</sup>	C	-	Section 20.80.500
Emergency Residential Shelter, 50 beds or fewer	P	C	C <sup>GP</sup>	C	-	Section 20.80.500
Living quarters, custodian, caretakers	-	-	-	-	C	Note 1
<b>Drive-Through Use</b>						
Drive-Through in conjunction with any use	C	C <sup>GP</sup>	C <sup>GP</sup>	C <sup>GP</sup>	-	
<b>Recycling Uses</b>						
Processing Facility	-	C	C	S	S	
Transfer Facility, Recycling	-	C	C	S	S	
Collection Facility, Large	-	-	-	-	P	
Reverse Vending Machine	A	A	A	A	A	
Collection Facility, Small	A	A	A	A	A	
<b>Transportation and Utilities</b>						
Common Carrier	-	-	-	C	P	
Common Carrier Depot	S	S	S	S	S	
Community television antenna systems	C	C	C	C	C	

Data Center	S	S	S	S	S	
Off-site, Alternating and Alternative Use Parking Arrangements	S	S	S	S	S	Section 20.90.200
Parking establishment not permitted in Tables 20-30, 20-50 and 20-90	C	C	C	C	C	
Off-street Parking Establishment	C	C	C	C	C	
Television, radio studio	C	C	C	C	C	
Utility Facilities, excluding corporation yards, storage or repair yards and warehouses	C	C	C	C	C	
Wireless Communications Antenna	C	C	C	C	C	Note 18, Sections 20.100.1300, 20.80.1915
Wireless Communications Antenna, Slimline Monopole	S	S	S	S	S	Note 18, Sections 20.80.1900, 20.80.1915
Wireless Communications Antenna, Building Mounted	P	P	P	P	P	Note 18, Sections 20.80.1910, 20.80.1915
<b>Power Generation</b>						
Base Load Power Plant	-	-	-	-	C	
Stationary Peaking Power Plant	-	-	-	C	C	
Transportable Peaking Power Plant	-	-	-	C	C	
Private Electrical Power Generation Facility	C	C	C	C	C	
Co-generation Facility	S	S	S	S	S	

<b>Stand-by/Back-up/Small-scale Renewable Power</b>						
Facilities that do not exceed noise and air standards	P	P	P	P	P	
Facilities that do exceed noise and air standards	C	C	C	C	C	
Temporary Stand-by or Backup Electrical Power Generation Facility	P	P	P	P	P	
Solar Photovoltaic Power system	P	P	P	P	P	Section 20.100.610 C.7.
<b>Vehicle Related Uses</b>						
Auto dealer, wholesale, no on-site storage	P	P	P	-	-	
Car wash, detailing	C	C	-	-	-	
Gasoline Service Station or Charge Station, excluding incidental service or repair	P	C	C <sub>GP</sub>	C <sub>GP</sub>	-	Note 2, Note 8
Gasoline Service Station or Charge Station with incidental service and repair	P	C	C <sub>GP</sub>	C <sub>GP</sub>	-	Note 3
Sale, brokerage, or lease (rental) of Passenger Vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	C	C	-	C	-	Note 10
Warehouse Retail indoor sale of Passenger Vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	C	C	C	C	C	Section 20.50.140
Repair and cleaning of vehicles	C	-	-	P	P	Note 4
Sale or lease of commercial trucks,	C	-	-	C	-	

buses, trailers, campers, boats, mobilehomes, construction equipment						
Sale, vehicle parts	P	P	-	P/S	-	Note 9
Vehicle tow yard	-	-	-	C	S	
Vehicle wrecking, including sales of parts	-	-	-	-	C	
<b>Historic Reuse</b>						
Historic Landmark Structure reuse	S	S	S	S	S	Part 8.5, Chapter 20.80

**Notes:**

1. Site must be seven acres or more.
2. No incidental repair or service.
3. Incidental repair includes air conditioning service, carburetor and fuel injection service, electrical service, radiator service, and tune-up, lube, oil change, and smog check, as well as tires, batteries and accessories installation. Does not allow body repair or painting.
4. All vehicle-related repair, service, and accessory or other installation, excepting the cleaning of vehicles, shall be conducted within a fully enclosed building.
5. Retail; recreation, commercial/indoor establishments; public eating establishments; outdoor dining, incidental to a public eating establishment; financial institutions; medical clinics; medical offices; and personal service establishments are permitted in the IP district subject to the limitations of commercial support use, Section 20.50.110. Public eating establishments in the LI or HI districts are limited to a maximum of six hundred fifty gross square feet in size.
6. Refer to the general plan for criteria to determine if the use is permissible at the proposed location.
7. Crematories shall be separated by at least five hundred linear feet from residential uses, schools, and day care centers, which distance(s) shall be measured from the nearest points of the parcel boundary on which the crematory is proposed and the parcel boundary on which the residential, school or day care center use is located.
8. Charge stations that are incidental to a separate primary use, that do not impact on-site or off-site vehicular circulation, and that serve patrons of the primary use on-site are permitted in all industrial zoning districts.
9. Vehicle parts sales are permitted in the LI district when the total floor area dedicated to retail display and open to the public occupies no more than fifteen percent of the gross floor area of the individual tenant space. Vehicle parts sales establishments that exceed fifteen percent of the gross floor area of the individual tenant space are subject to a special use permit.

10. Any incidental vehicle-related repair, service, and accessory or other installation, excepting the cleaning of vehicles, shall be conducted within a fully enclosed building.
11. Public schools are subject to the regulations of this title, subject to the provisions of California Government Code Section 53094 for classroom facilities.
12. Off-sale of alcoholic beverages. The total square footage of alcoholic beverages on display in a retail area and the total square footage of retail floor area in which alcoholic beverages are displayed for sale shall be the lesser of the following:
  - a. Two hundred fifty gross square feet; or
  - b. Five percent of the winery's, brewery's, or distillery's entire gross floor area; and any and all alcoholic beverages made available for retail sale shall be limited only to those alcoholic beverages manufactured and produced on-site.
13. At least two hundred rooms and four or more stories in height are required for hotels located in the TEC transit employment center zoning district.
14. In the TEC zoning district, all uses involving any type of care for animals, including but not limited to grooming, boarding, and medical care, must be conducted wholly inside a building.
15. Primary uses include sporting events, large assembly, concerts, and entertainment events of similar character and intensity. Incidental support uses include offices, locker rooms, retail, public eating establishments, drinking establishments, outdoor vending facilities, and other commercial uses of similar character and intensity.
16. Use permit applications for stadiums that consist of more than two thousand seats and that are in an airport influence area shall be referred to the Santa Clara Airport Land Use Commission prior to approval by the city.
17. Hotel supportive housing may be permitted only with a conditional use permit pursuant to Part 22 of Chapter 20.80 and only until December 31, 2026.
18. Certain modifications of existing wireless facilities may be permitted with an administrative permit in accordance with Section 20.80.1915 of Chapter 20.80.

(Ords. 26248, 26304, 26305, 26388, 26455, 26456, 26495, 26704, 27076, 27106, 27231, 27468, 27607, 27701, 27757, 27797, 28320, 28321, 28460, 28579, 28791, 28958, 29011, 29012, 29042, 29122, 29218, 29254, 29312, 29420, 29447, 29546.)

#### 20.50.110 - Commercial support.

Commercial support is permitted in the IP industrial park district only when all of the following criteria are met:

- A. Such commercial uses serve the immediate area; and
- B. Such commercial uses are located entirely within Buildings occupied by primary uses permitted in the IP district; and
- C. The sum of all such commercial uses in any single building on the site occupies no more than ten percent of the gross floor area of the building or no more than twenty thousand square feet, whichever is less; or, in the case of medical offices as the sole commercial support use in a building, the sum of such medical office use in any single building on the site occupies no more than twenty percent of the gross floor area of the building or no more than twenty thousand square feet, whichever is less; and
- D. Such commercial uses are limited to the following:
  1. Retail; including off-sale of alcohol, subject to a conditional use permit.

2. Recreation, commercial/indoor.
3. Personal service establishment.
4. Public eating establishment.
5. Outdoor dining, incidental to a public eating establishment.
6. Financial institution.
7. Medical clinic.
8. Medical office.
9. Amusement game devices, up to nine per business establishment, as an (incident) to one or more of the above enumerated commercial uses.

(Ords. 26248, 26704, 27607, 27701, 27797, 28460, 29312.)

20.50.113 - Public eating establishments, LI light industrial and HI heavy industrial districts.

Public eating establishments are permitted in the LI light industrial and HI heavy industrial districts only when such use occupies no more than six hundred fifty gross square feet of floor area.

(Ord. 28460.)

20.50.115 - Large format commercial establishment, associated commercial.

- A. A conditional use permit may be issued pursuant to the applicable provisions of this title for the following in conjunction with a large format commercial entity:
  1. Up to ten thousand square feet of commercial uses may be allowed in a building or on a site containing a large format commercial entity; and
  2. Such commercial uses that may be allowed are limited to the following uses:
    - a. Retail; including off sale of alcohol, subject to a conditional use permit;
    - b. Recreation, commercial/indoor;
    - c. Personal service establishment;
    - d. Public eating establishment;
    - e. Financial institution;
    - f. Medical clinic;
    - g. Medical office; and/or
    - h. Amusement game devices, up to nine per business establishment, as an incident to one or more of the above enumerated commercial uses.

(Ord. 28321.)

20.50.120 - Incidental retail sales, LI light industrial and HI heavy industrial districts.

Incidental retail sales are a permitted use in the LI Light Industrial and HI Heavy Industrial Districts, only when the incidental retail sales use meets all of the following conditions:

1. The incidental retail sales is directly related to and supportive of an existing industrial permitted or conditional use operating on the site, and;

2. The incidental retail sales:
  - a. Occupies no more than fifteen (15) percent of the building floor area used and occupied by the existing subject industrial permitted or conditional use; or
  - b. Is incidental to the wholesale of construction materials including but not limited to lumber, tile, stone, plumbing materials, garage doors, windows and roofing, and no more than thirty percent of the building floor area is used for product display/retail sales.

(Ords. 27607, 28321.)

20.50.130 - Warehouse retail.

A conditional use permit may be issued for warehouse retail in the IP industrial park, LI light industrial, and HI heavy industrial districts only when all of the following criteria are met:

- A. Such warehouse retail use occupies a minimum of ten thousand square feet of floor area; and
- B. The display of large items, including but not limited to furniture, appliances and machinery, occupies a minimum of ninety percent of the retail display floor area; and
- C. A maximum of one parking space per two hundred fifty square feet of floor area shall be provided to serve the use; and
- D. The planning commission, or city council on appeal, finds that the proposed warehouse retail use is compatible with the industrial character of the surrounding neighborhood and will not constrain the use of adjacent properties for industrial purposes or constrain future use of the site for industrial purposes.

(Ord. 28460.)

20.50.140 - Warehouse indoor retail sale of passenger vehicles, pick-up trucks not exceeding twenty-five feet in length, and motorcycles.

- A. A conditional use permit may be issued for warehouse indoor retail sale of passenger vehicles, pick-up trucks not exceeding twenty-five feet in length, and motorcycles in the industrial zoning districts only when all of the following criteria are met:
  1. Such warehouse use occupies a minimum of ten thousand square feet of floor area in existing industrial buildings; and
  2. The display of passenger vehicles, pick-up trucks not exceeding twenty-five feet in length or motorcycles, occurs solely indoors and occupies a minimum of ninety percent of the floor area that is open to the public in the existing industrial buildings; and
  3. A maximum of one vehicle parking space per two hundred fifty square feet of floor area shall be provided to serve the use; and
  4. The planning commission, or city council on appeal, finds that the proposed use is compatible with the industrial character of the surrounding neighborhood and will not constrain the use of adjacent properties for industrial purposes or constrain future use of the site for industrial purposes.
  5. On sites that have a general plan land use/transportation diagram designation of heavy industrial or light industrial the following additional provisions shall apply:
    - a. Retail sale of vehicle parts is prohibited.
    - b. Scheduled appointments shall be required for the public to visit the portion of the site where the use is located.

B. No minimum vehicle parking is required for the use, notwithstanding the vehicle parking requirements in Chapter 20.90 of this title.

(Ord. 29312.)