

ec. 20.096.005 - Intent.

This district is intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Nonindustrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales and service uses.

(Ord. No. 3639 (part), adopted 1987)

ec. 20.096.010 - Permitted Uses.

The following use types are permitted in the I-1 District:

(A) Residential Use Type (See Chapter 20.016).

Industrial caretaker housing.

(B) Civic Use Types (See Chapter 20.016).

Ambulance services;

Cemetery;

Commercial recreation—indoor entertainment;

Commercial recreation—indoor sports and recreation;

Community recreation;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Agricultural sales and services;

Animal sales and services—auctioning;

Animal sales and services—household pets;

Animal sales and services—kennels;

Animal sales and services—veterinary (small animals);

Automotive and equipment—all types;

Building maintenance services;

Business equipment sales and services;

Communications services;

Construction sales and services;

Laundry services;

Mail order businesses;

Recycling centers;

Redemption centers;

Research services;

Repair services, consumer;

Swap meets;

Wholesaling, storage and distribution—mini warehouses;

Wholesaling, storage and distribution—light.

(D) Industrial Use Types (See Chapter 20.028).

Custom manufacturing;

General industrial.

(E) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal waste processing;

Horticulture;

Packing and processing—all types;

Forest production and processing—all types;

Row and field crops;

Tree crops.

(F) For further clarification, refer to Appendices A and B to this Division.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 3867 (part), adopted 1993; Ord. No. 4017 (part), adopted 1998)

The following use types are permitted in the I-1 District upon issuance of a Minor Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Industrial employee housing.

(B) Commercial Use Types (See Chapter 20.024).

Retail sales, general.

(Ord. No. 3639 (part), adopted 1987)

ec. 20.096.020 - Uses Subject to a Major Use Permit.

The following use types are permitted in the I-1 District upon issuance of a Major Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Major impact facilities;

Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).

Animal sales and services—stockyard;

Commercial recreation—outdoor entertainment;

Commercial recreation—outdoor sports and recreation;

Scrap operations;

Wholesaling, storage and distribution: heavy.

(C) Extractive Use Types (See Chapter 20.036).

Mining and processing.

(Ord. No. 3639 (part), adopted 1987)

ec. 20.096.025 - Minimum Lot Area.

None required.

(Ord. No. 3639 (part), adopted 1987)

ec. 20.096.030 - Minimum Front Yard.

Ten (10) feet.

(Ord. No. 3639 (part), adopted 1987)

ec. 20.096.035 - Minimum Side and Rear Yards.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet.

(Ord. No. 3639 (part), adopted 1987)

ec. 20.096.040 - Building Height Limit.

Fifty (50) feet.

(Ord. No. 3639 (part), adopted 1987)

The following is a list of typical uses allowed in Industrial Zones which do not require a use permit, and normally will not require development review. If the proposed activity will cause excessive noise, smoke, odors or traffic disruption, or will produce hazardous fumes or chemicals, then the project will be subject to development review. For development review requirements, see Chapter 20.188. For accessory use regulations, see Chapter 20.164.

- Bottling plants (beverages)
- Building materials sales yards
- Business and professional services, including:
 - Computer operations
 - Data processing
 - Research labs
- Cabinet/woodworking shops
- Caretaker housing
- Cold storage
- Communication equipment buildings
- Contractors' yards/shop
- Cabinet shops
- Electrical
- Equipment rental
- Equipment storage
- Glass
- Heating and air conditioning
- Masonry
- Plumbing
- Roofing
- Sheet metal
- Welding
- Well drilling

Ice houses (mfg. and storage)

Janitorial services

Manufacturing (general)

Appliances

Artists supplies

Athletic goods

Bedding and pillows

Boots and shoes

Brick

Business machines

Canvas and burlap products

Carpets and rugs

Ceramics

Clothing

Communication equipment

Concrete products (block, stepping stones, pipe, septic tanks)

Cutlery

Electrical products

Feather products

Fur products

Furniture

Glass products

Hats/caps (millinery)

Heating fixtures

Hosiery

Jewelry

Leather goods

Metal doors and frames

Monuments

Musical instruments and parts

Pottery

Rope/cordage/twine

Toys

Packing and crating

Parcel delivery

Photography/motion pictures, including:

Motion picture studios

Processing labs

Sound studios

Precision manufacturing, including:

Machine shops

Precision instruments

Printing (graphic arts), including:

Bookbinding

Designing/editing

Lithographic shops

Printers

Silkscreening

Public scales

Railroad lines and spurs

Repair services (consumer products)

Sign shops

Stone cutting

Opriolstering shops

Vehicle services, including:

Heavy equipment service/repair

Repair/restoration (auto, boat, plane, RV, trailer, truck)

Service stations (garages)

Tire recapping

Well service and supply

Wholesale, storage and distribution: light (except bulk feed and live animals)

Warehousing, including:

Mini-warehouses

Van and storage

The following is a list of typical uses allowed in Industrial Zones which do not require a use permit, but do require completion of the Environmental Checklist. Upon completion of the checklist, project may need to further comply with Chapter 20.188, Development Review:

Bottling plants (non-beverage)

Concrete ready mix

Dairy products processing and distribution

Electrical substations

Hatcheries (fish)

Landscaping sales and services

Landscape contractors yards

Landscape materials

Lumber mills

Manufacturing:

Compost

Construction/mining equipment

Dry ice

Hair products

Light machinery

Lighting products

Metal fabrication

Metal stamping

Office supplies

Paperboard boxes

Primary paper products

Textile mills

Tile

Wholesaling storage and distribution: heavy

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< Sec. 20.096.040 - Building Height Limit.

CHAPTER 20.102 - P-I PINOLEVILLE INDUSTRIAL DISTRICT

CHAPTER 20.100 - I-2 GENERAL INDUSTRIAL DISTRICT

Sec. 20.100.005 - Intent.

This district is intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. Typically this district would be applied to locations where large land acreages were available and where the impacts associated with the unsightliness, noise, odor, and traffic, and the hazards associated with certain industrial uses, would not impact on residential and commercial areas.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.100.010 - Permitted Uses.

(A) Residential Use Type (See Chapter 20.016).

Industrial caretaker housing.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Cemetery;

Commercial recreation—indoor entertainment;

Commercial recreation—indoor sports and recreation;

Community recreation;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Agricultural sales and services;

Animal sales and services—auctioning;

Animal sales and services—household pets;

Animal sales and services—kennels;

Animal sales and services—veterinary (large animals);

Animal sales and services—veterinary (small animals);

Automotive and equipment—all types;

Building maintenance services;

Business equipment sales and services;

Communications services;

Construction sales and services;

Laundry services;

Mail order businesses;

Recycling centers;
Redemption centers;

Research services;

Repair services, consumer;

Scrap operations;

Swap meets;

Wholesaling, storage and distribution heavy;

Wholesaling, storage and distribution—mini warehouses;

Wholesaling, storage and distribution—light.

(D) Industrial Use Types (See Chapter 20.028).

Custom manufacturing;

General industrial.

(E) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal waste processing;

Forest production and processing—all types;

Horticulture;

Packing and processing—all types;

Row and field crops;

Tree crops.

(F) For further clarification, refer to Appendices A and B.

(G) Accessory uses as provided in Chapter 20.164.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 3867 (part), adopted 1993; Ord. No. 4017 (part), adopted 1998)

Sec. 20.100.015 - Uses Subject to a Minor Use Permit.

The following use types are permitted in the I-2 District upon issuance of a Minor Use Permit:

(A) Residential Use Types (See Chapter 20.16).

Industrial employee housing.

(B) Commercial Use Types (See Chapter 20.024).

Retail sales, general.

The following use types are permitted in the I-2 District upon issuance of a Major Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Major impact facilities;

Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).

Animal sales and services—stockyard;

Commercial recreation—outdoor entertainment;

Commercial recreation—outdoor sports and recreation.

(C) Industrial Use Types (See Chapter 20.028).

Heavy industrial;

Explosives storage.

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(E) All other uses which do not appropriately fall into any of the use types described in Section 20.016.005 to Section 20.036.010.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.100.025 - Minimum Lot Area.

None required.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.100.030 - Minimum Front Yard.

Ten (10) feet.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.100.035 - Minimum Side and Rear Yards.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.100.040 - Building Height Limit.

Sixty-five (65) feet

< Sec. 20.096.040 - Building Height Limit.

CHAPTER 20.102 - P-I PINOLEVILLE INDUSTRIAL DISTRICT