ARTICLE 18
"I"
INDUSTRIAL ZONE

SEC. 25-18-01 PURPOSE

To encourage sound industrial development by providing areas exclusively for such development subject to regulations necessary to insure the protection of adjoining uses.

SEC. 25-18-10 TABLE 3 - PERMITTED USES

The uses permitted in the I zone shall be those uses specified in Table 3, the Industrial Land Use Table, and subject to the special conditions accompanying that table.

To determine whether a specific use is allowed:

1. Find the use in the left-hand column.

2. Read across the table until either a "letter" or an "x" appears in the right hand column.

3. If a letter appears this means that the use is allowed in the I zone, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in Section 25-18-20.

4. If an "x" appears in that column the use is allowed in the I zone without being subject to any of the conditions listed in Section 25-18-20.

5. The Planning Commission shall interpret the appropriate zone for any land use not specifically listed in the Table, based on a finding of consistency with the purpose of the zone and that use is of the same general character as that of the uses permitted in that zone.

6. Entryway Overlay zones is included in Table.

TABLE 3A
INDUSTRIAL USES WITHIN THE I-5/CR 102
ENTRYWAY OVERLAY ZONE

1. Professional offices for the following:

a. Accountants, bookkeepers, auditors

b. Engineering

c. Planners

d. Architects and building designers

e. Landscape architects

f. Contractors - all categories - offices only

g. Consultants such as:

1. Business Consultants

2. Agricultural consultants

3. Building construction consultants

4. Building maintenance consultants

5. Chemical recycling consultants

6. Computer system consultants

7. Freight traffic consultants

8. Geophysical companies and consultants

9. Elevator consultants

10. Legal consultants

h. Industrial designers for tool designers

i. Geologists

j. Arbitrators

k. Auctioneer offices, but excluding auctioneer rooms

l. Clothing and fashion design studios

m. Real estate appraisers

2. Business offices and personal service functions consisting of the following:

a. Advertising agencies - billboard advertising

b. Communications:

1. Beeper and paging services
2. Broadcasting stations (radio & TV)
3. Computing services
4. Computerized billing service companies
5. Calculating and statistical services
6. Confidential records and destruction companies
7. Inventory service firms
8. Security patrols
9. Electronic data processing, tabulating and record keeping services
10. Digital instrumentation systems, equipment and supply companies
11. Office planning services
12. Credit reporting and collection agencies
13. Pension and profit sharing plan management companies
14. Pest control companies

D. Brokerage and investment firms such as:

1. Real estate brokers including development and management, but excluding those that deal exclusively in residential sales

2. Data processing time brokers

3. Food, frozen food, fruit and vegetable brokers

4. Foreign exchange brokers

5. Custom house brokers

6. Grain and meat brokers

7. Oil and land lease brokers

8. Lumber companies and brokers exclusive of project storage yard

9. Exporters and importers (no retail sales)

10. Manufacturers sales representatives

11. Gasoline and oil marketers and distributors

12. Logging and wood chipping companies exclusive of product storage yards

E. Publications, graphics and reproduction such as:

1. Publishers

2. Printing, engraving and stationery sales and services

3. Business, periodical and architectural illustrators

4. Display builders and designers

5. Graphic designers

6. Drafting, blueprinting and photocopying services

7. Duplication and mimeographing services

8. Photographers and artists catering to industrial clients
9. Record and microfilming service

F. Medical related, such as:

1. Medical, dental, biological and x-ray laboratories which do not serve the public.

2. Veterinary clinics (excluding outside kennel)

3. Small animal grooming

G. Research and development, such as:

1. Agricultural laboratories, including testing and analysis

2. Small animal laboratories, testing and research

3. Economic research and development

4. Electronics research and development

5. Energy conservation research and development

6. Oil and gas exploration and development excluding drilling for oil and gas

7. Patent development and marketing

8. Marketing analysis, research and consultation

H. Transportation, such as:

1. Freight forwarding and freight consolidating companies

2. Freight inspection services

3. Package delivery

I. Government offices which do not provide direct public services except for those governmental agencies related to agricultural activities

J. Surveyors, such as:

1. Land surveyors

2. Marine surveyors

K. Personal services

1. Management and business organizations

2. Trade and labor organizations

3. Hotel and motel reservation center - phone service only

4. Ambulance service

5. Deli/retail for employees in area

6. Equipment rental - small, to be stored inside

7. Minor farm supply

8. Commercial recreational facilities (swimming, tennis, racquetball clubs, gymnastics, dancing, etc.)

L. Technical and vocational schools for industrially related trades:

1. Industrial apprentice training schools

2. Computer schools

3. Drafting

M. Corporate and regional headquarters occupying related trades:

3. The following and similar uses from which noise, smoke, dust, odors, and other such offensive features are confined to the premises of each use and all such uses are completely confined within enclosed buildings excluding the storage or manufacturing of hazardous or flammable materials or liquids.

A. Bookbinding, printing and lithography

B. Cartography

C. Communication equipment buildings

D. Data processing and computer operation

E. Editorial and design operations

F. Electrical products and appliance manufacturing

G. Janitorial services

H. Material testing laboratory

I. Photographic and film processing operations

J. Research institutes and laboratories

K. Other uses which the Planning Commission finds to be consistent with the intent of the Industrial PD within the 1-5 CR 102 Entryway which are of the same general character as the uses set forth above, and not objectionable by reason of adverse external effects, such as odor, smoke, noise, glare, fumes, radiation or vibration, subject to first obtaining a use permit.

TABLE 3 INDUSTRIAL LAND USES				
A.	**ANIMAL & FOOD PROCESSING**		**I**	**EOZ**
	1.	Animal slaughter	a	
	2.	Bakery goods	x	
	3.	Beverage bottling	x	
	4.	Breweries	a	a
	5.	Candy	x	x
	6.	Canneries	a	
	7.	Dairy products, creameries	x	x
	8.	Food processing	x	
	9.	Flour mills	a	
	10.	Fruit and vegetable packing	c	c
	11.	Meat products	x	
	12.	Nut processing	c	c
	13.	Olive processing	x	x
	14.	Sugar refineries	a	
	15.	Tannery, hide curing	a	
	16.	Wineries, distilleries	a	a
B.	**ASSEMBLY, FABRICATION & MANUFACTURING**		**I**	**EOZ**
	1.	Agricultural equipment & machinery	c	a
	2.	Aircraft, auto, boat, bus, mobile home, motorcycle, RV, tractor, trailer, & truck	c	
	3.	Brick & concrete plants	a	
	4.	Concrete & asphalt batch plants	a	
	5.	Electrical appliances, instruments, parts, & products	x	x
	6.	Electrical equipment, instruments, parts & products	x	x
	7.	Forges & foundries	a	
	8.	Ice manufacture & storage	x	
	9.	Manufacturing, assembly, compounding or treatment of articles or treatment of articles or merchandise from the following previously prepared materials:		
		Canvas	x	x
		Chemicals	a	
		Clay	x	x
		Cloth	x	x
		Cork	x	x
		Feathers	x	
		Felt	x	x
		Fiber	c	
		Fiberglass & resins	a	

TABLE 3 INDUSTRIAL LAND USES				
			I	**EOZ**
		Fur	x	
		Glass	x	x
		Hair	x	
		Leather	x	
		Paper	c	
		Pharmaceuticals	a	x
		Precious or semi-precious stones or metals	x	x
		Plaster	x	
		Plastic	a	
		Rubber	a	
		Textiles	x	x
		Wood	c	
		Yarn	x	x
	10.	Metal fabrication	a	x
	11.	Millwork, planning mills, saw mills, wood products	a	
	12.	Photographic equipment & materials, film processing	x	x
	13.	Printing, lithography & book binding	x	x
	14.	Sign manufacture	x	x
C.	**AUTO, BOAT, RV, BUS, TRUCK & TRUCK TRAILER SERVICE**		**I**	**EOZ**
	1.	Agricultural equipment & machinery sales & service.	c	c
	2.	Auto electric & ignition	x	x
	3.	Batteries	a	a
	4.	Brakes	x	x
	5.	Glass	x	x
	6.	Mufflers	x	x
	7.	Painting	c	c
	8.	Parts	b	b
	9.	Radiators	x	x
	10.	Repair & overhaul	c	c
	11.	Service stations	x	x
	12.	Tire recapping & retreading	x	x
	13.	Tire Sales	x	x
	14.	Truck & truck trailer sales & service	x	x
	15.	Transmissions	x	x
	16.	Upholstery	x	x

TABLE 3 INDUSTRIAL LAND USES			
D.	**INDUSTRIAL YARD USES**	**I**	**EOZ**
	1. Agricultural equipment & machinery sales & service	f	a
	2. Building materials & lumber sales yards	a	
	3. Contractors storage yards	a	
	4. Feed yards	c	
	5. Fuel yards, coal & wood	x	
	6. Grading stations	c	
	7. Heavy equipment storage, service & repair yards	a	
	8. Heliports	a	
	9. Junk, scrap, used materials & auto wrecking yards	f	
	10. Parking facilities, including truck & trailer parking, park & ride lots	x	
	11. Pipe storage	x	
	12. Plant nurseries, wholesale	x	x
	13. Public scales	x	
	14. Recycling facilities	a	
	15. RV, boat, auto, truck & trailer storage	x	
	16. Truck terminals	c	
E.	**REPAIR, SERVICE & INCIDENTAL SALES**	**I**	**EOZ**
	1. Communication & public utility distribution and service facilities	c	c
	2. Delivery service	x	x
	3. Equipment rental	x	x
	4. Janitorial service	x	x
	5. Laundry & dry cleaning plants	x	
	6. Pest control service	a	a
	7. Shop uses:		
	Blacksmith	a	a
	Cabinet, carpenter, woodworking	c	c
	Contractors	x	x
	Electrical	x	x
	Electric motor rebuilding	x	x
	Heating & air conditioning	x	x
	Hydraulic, well drilling equipment	x	
	Machine	x	x
	Pipe	x	x
	Plumbing	x	x
	Pool service	x	x
	Pumps, irrigation & sprinkler systems	x	
	Sheet metal	c	

TABLE 3 INDUSTRIAL LAND USES			
		I	**EOZ**
	Upholstery	x	x
	Welding	c	c
	8. Taxicab service & storage	x	
	9. Trade schools	c	c
	10. Tree service	x	x
F.	**STORAGE & WAREHOUSE USES**	**I**	**EOZ**
	1. Agricultural chemical & fertilizer sales & storage	a	
	2. Bottled gas distribution & storage	c	
	3. Cold storage plants, frozen food lockers	x	x
	4. Grain elevators, bean, feed, grain & seed processing & storage	a	
	5. Mini-storage facilities	x	
	6. Petroleum distribution & storage	a	
	7. Warehousing, including furniture & household goods	x	x
	8. Wholesaling & distributing, **excluding** explosive, flammable & toxic materials	x	
	9. Wholesaling, distribution, storage & testing of explosive, flammable & toxic materials	a	
G.	**MISCELLANEOUS USES**	**I**	**EOZ**
	1. Accessory buildings & uses customarily appurtenant to a permitted use	x	
	2. Agriculture, general	x	
	3. Auctions: 2/21/85 Interpretation by Planning Commission	a	
	4. Cafes & coffee shops, serving the industrial area	x	x
	5. Micro-chip assembly	a	x
	6. Mini Marts serving the Industrial Area	a	x
	7. Mixed use developments	a	x
	8. Offices	e	c
	9. Passenger terminals	c	c
	10. Churches		
	11. Public & quasi public buildings & uses appropriate to the area	c	a
	12. Research & development facilities	a	a
	13. Residence for a caretaker or watchman	b	
	14. Temporary outdoor uses	d	
	15. Testing laboratories, excluding explosive, flammable & toxic materials	x	a
	16. Wells, gas & oil.	a	a

SEC 25-18-20 SPECIAL CONDITIONS

The following special conditions apply to those land uses indicated by corresponding letter in Table 3:

a. Conditional use permit required.

b. Accessory use, incidental to principal use.

c. Conditional use permit required if abutting any residential zone.

d. Temporary outdoor uses such as Christmas tree sales, farmer markets, fireworks sales and other promotional events, for a period not to exceed thirty days, subject to the approval of the zoning administrator. May be approved without public hearing.

e. Permitted if intended to serve the industrial or agricultural area; i.e., accountants, architects, engineers, grain buyers, insurance and real estate. Conditional use permit required.

f. Permitted provided the uses are located not less than five hundred feet from a more restrictive zone, the yard area is enclosed by a solid fence not less than six feet high, none of the material is stored higher than the fence and a conditional use permit is obtained. (Ord. No. 1024, § 2.)

g. Those uses in the Entryway Overlay Zone (EOZ) are subject to the Community Design Standards.

h. Additional Industrial uses are allowed in the entryway Overlay Zone (EOZ) in Table 3A.

SEC. 25-18-30 HEIGHT REGULATIONS

There are no height limitations in an I zone, except that within two hundred (200) feet of any residential or agricultural zone designated for future residential development in the General Plan, no principal building shall exceed 40 feet in height except as provided in Article 25.

SEC. 25-18-40 YARD REQUIREMENTS

A. Front yard: Twenty (20) feet except as noted in Section 25-25-20-F.

B. Side yards:

Interior side: None, except when abutting a residential zone, then not less than required for said residential zone.
Street side of corner lot: Same as front yard with the addition of the visibility triangle required by Article 22.

C. Rear yard: None, except when abutting a residential zone, then not less than 10 feet.

D. Lot coverage: 60%

SEC. 25-18-50 PERFORMANCE STANDARDS

A. Front landscaping area shall extend to the valley gutter.

B. A conditional use permit shall be required for assembly, fabricating, manufacturing, processing or storage of goods, materials or products in buildings or enclosed yards which may create dust, fumes, noise, odors, smoke or vibration in volumes to be offensive or objectionable beyond the premises or for any use which put a significant demand on city services (e.g., water, sewer, etc.)

C. Fencing and landscaping adequate to screen development from adjacent residential zones along rear and side property lines.

D. Outside storage of solid wastes and containers for solid waste, containers, merchandise, or other items or goods awaiting pickup, sale, or other disposition shall be prohibited except when screened to the satisfaction of the Planning Commission or the Zoning Administrator.

E. Additional landscaping may be required in order to provide an aesthetically pleasing entrance to the City, if appropriate.

F. Light sources shall be directed and shielded so as to not illuminate neighboring residential areas.

SEC. 25-18-60 OTHER REQUIRED CONDITIONS

A. All uses are subject to the provisions of Articles 22, 23, and 24.

B. The re-occupancy of a commercial or industrial building or use is subject to the approval of the Zoning Administrator.

C. Site plan approval required for all uses requiring a building permit.