

Commercial Zoning Districts

- "O" OFFICE SERVICE:** Office for a doctor, dentist, attorney, architect, CPA, engineer, psychologist, chiropractor, podiatrist; general business office not offering on-premise sale, rental, or repair of goods; crop production; mortgage banking company; optometrist office; church; public/private school; country club with golf course; public park or playground; museum of art gallery; customarily incidental uses; veterinary clinic; day care; office uses; private club; women's shelter; yacht club; lodge or fraternal organization. Specific Use Permit required for cemetery; university/college; philanthropic institution; bed and breakfast inn.
- "NS" NEIGHBORHOOD SERVICE:** All uses permitted in "O" plus: Convenience store; supermarket; beauty shop; dry cleaning and laundry service; rental store; health studio; drugstore; florist; restaurant with no drive-in service or on-site consumption of alcoholic beverages; private vocational schools; pet shop - indoor only; auto parts accessory sales and service; massage therapy; alcohol sales; supervised living facility; antique shop; business school; catering service; copy center; general retail store, museum or art gallery; personal household service.
- "LS" LOCAL SERVICE:** All uses permitted in "NS" (except crop production; university/college; cemetery; women's shelter) plus: philanthropic institution; bed and breakfast, indoor theatre, banquet hall; wedding chapel; recreation-inside sidewalk cafe; second hand goods; gasoline sales, radio or TV studio; swimming pool accessory sales and service; custom and craft work.
- "CS" COMMUNITY SERVICE:** All uses permitted in "LS" (except for bed and breakfast inn) plus: crop production; university/college; cemetery; women's shelter; nursing home; supervised living facility; hotel; teen club; bowling alley; skating rink; car wash; plant sales; building and landscape materials; lumber sales; rental gun sales; boat service and sales; large retail; auto service; car wash; vehicle rental; tattoo parlor; specialty paraphernalia; bail bond service; wholesale supply business; bank; savings and loan; custom craft work; food processing; mortuary or funeral chapel; hospital; recycling center; wrecker service. Specific Use Permit required for nightclubs, motels; residence motel; indoor gun range; commercial parking; mini-warehouse; halfway house; psychiatric hospital; scientific research labs; and transit passenger terminal.
- "B" BUSINESS:** All uses permitted in "CS" (except sidewalk cafe) plus: Motor vehicle sales and rental; muffler shop; minor motor vehicle repair garage; general retail store; commercial parking; commercial kennel; building maintenance and service; commercial cleaners; cold storage plant; warehouse; trade school; pawn shop; trailer park; pet shop (no outside runs); medical or scientific research lab; emergency shelter; recreation uses; package liquor stores. Specific Use Permit required for large scale retail; psychiatric hospital; halfway house.

Industrial Zoning Districts

- "LI" LIGHT INDUSTRIAL:** All uses permitted in "B" (except day care; supervised living facility; nursing homes; psychiatric hospital) plus: major auto repair garage; distribution center; light manufacturing; contractor's plant; electrical component assembly; manufacturing shop and storage yard; bars; heavy machinery sales and storage; outside storage with conditions; sexually oriented business; used motor vehicle parts; auto body paint shop; collision services and dismantling; small appliance manufacture; machine or welding shop; commercial stables, newspaper and commercial printing; salvage or reclamation of products (indoor); spray painting or motor vehicle conversion. Specific Use Permit required for schools; day care facility; hotel; gun club or outdoor target range.
- "IM" INDUSTRIAL MANUFACTURING:** All uses permitted in "LI" (except hospitals) plus: manufacture of wood, paper, and plastic products; paints, oils, pharmaceuticals, cosmetics, petroleum, and other chemical products; heavy manufacturing, manufacture of animal food; canning or bottling of food or beverages for human consumption; manufacture of textiles, furniture, and cabinets; wholesale storage; tire recapping; manufacture of motorcycles, cars, manufactured homes, and airplanes; foundry. Specific Use Permit required for horse or auto racing; asphalt or concrete plant; livestock sales; high impact use; outdoor salvage of products; prison.

Section 8-200 Business ("B"), Light Industrial ("LI"),
and Industrial Manufacturing ("IM")
Service Districts

A. Purpose and Intent.

The purpose of Business, Light Industrial, and Industrial Manufacturing Service Districts is to provide areas for development of retail, general business, research, light industrial, processing, warehousing, heavy industrial and manufacturing uses, as well as supporting business and office uses primarily to serve the community and region. Land Use categories include:

- "B" - Business Services
- "LI" - Light Industrial Services
- "IM" - Industrial Manufacturing Services

B. Permitted Uses.

The following uses are permitted within the Business, Light Industrial, and Industrial Manufacturing Service Districts:

Residential Land Use Categories	B	LI	IM
Single Family			
Secondary Living Unit			
Accessory Swimming Pool, Private			
Duplex			
Rowhouse			
Townhouse			
Condominium			
Multi-Family (Apartment)			
Boarding/Fraternity/Sorority House, or Private Dorm			
Family Home			
Foster Family Home			
Foster Group Home			
Live Work Unit			
Manufactured Housing (permitted in MH)			
Nursing Home	P		
Personal Care Facility (seven or more residents)			
Personal Care Facility (six or fewer residents)			
Supervised Living Facility	P		
Trailer Camp or Park	C1	C1	C1
Animal Production			
Crop Production	P	P	P
Stables, Private			
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section I. Conditions			

ZONING
8-200

Recreation and Lodging Land Use Categories	B	LI	IM
Bed and Breakfast Inn			
Full Service Hotel (Amend Ord 08-032, 5/6/08)	C1	C1	C1
Limited Service Motel (Amend Ord 08-032, 5/6/08)	SUP, C1	SUP, C1	SUP, C1
Residence Hotel (Amend Ord 08-032, 5/6/08)	SUP, C1	SUP, C1	SUP, C1
Bar		P	P
Night Club (See Section 12-200)	C16	P	P
Teen Club (See Section 12-300)	C17	C17	C17
Sexually Oriented Business (See City Code)		C22	C22
Banquet Hall	P	P	P
Wedding Chapel	P	P	P
Bingo Parlor	P	P	P
Bowling Alley	P	P	P
Billiards	P	P	P
Indoor Theatre	P	P	P
Skating Rink	P	P	P
Gun Range (Indoor)	SUP	P	P
Recreation, Inside (other than listed)	P	P	P
Public Park, Playground, or Golf Course	P	P	P
Country Club with Golf Course	P	P	P
Gun Club, Skeet, or Target Range, Outdoor		SUP	SUP
Horse or Auto Racing			SUP
Yacht Club or Marina	P	P	P
Recreation, Outside (other than listed)	P	P	P
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section I. Conditions			

Commercial and Retail Land Use Categories	B	LI	IM
Catering Service	P	P	P
Cleaning Laundry	P	P	P
Copy Center	P	P	P
Offices	P	P	P
Restaurant	P	P	P
Sidewalk Café			
Farmers Market			
Nursery, Garden Shop or Plant Sales	C6	P	P
Building and Landscape Materials & Lumber Sales	C5	P	P
Antique Shop	P	P	P
Second Hand Goods Store	P	P	P
Open Air Vending	C10	C10	C10
Pawn Shop	P	P	P
Rental Store	P	P	P
New Retail Gun Sales	P	P	P
Boat Accessory Sales, Rental and Service	P	P	P
Specialty Paraphernalia Sales	P	P	P
General Retail Store, Other Than Listed	P	P	P
Large Scale Retail 100,000 square ft. and greater (See Section 12-1100)	SUP C1/C18	SUP C1/C18	SUP C1/C18
Large Scale Retail 50,000 - 99,999 square ft. (See Section 12-1100)	C1	C1	C1
Tattoo Parlor	P	P	P
Massage Therapy	P	P	P
Personal Household Services, Other Than Listed	P	P	P
Alcohol Sales	C19	C19	C19
Package Liquor Store	P	P	P
Auto Parts and Accessory Sales	P	P	P
Auto Service	P	P	P
Auto Repair, Minor	P	P	P
Auto Repair Garage, Major		P	P
Gasoline Sales	P	P	P
Car Wash	P	P	P
Motor Vehicle Rental	P	P	P
Motor Vehicle Sales	P	P	P
Parking, Commercial	P	P	P
Veterinary Clinic	C2	P	P
Kennel, Commercial	C3	P	P
Stables, Commercial		P	P
Radio or TV Station Recording Studio	P	P	P
Bailbond Service	P	P	P
Building Maintenance Service and Sales	C6	P	P
Swimming Pool, Spa and Accessory Sales & Service	P	P	P
Heavy Machinery & Equipment (rental/sales/service)		P	P
Cleaners, Commercial	C8	P	P
Custom and Craft Work	C11	P	P
Wholesale Supply Business	P	P	P
Commercial, Other Than Listed	P	P	P
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section I. Conditions			

ZONING
8-200

Industrial Land Use Categories	B	LI	IM
Asphalt or Concrete Batch Plant			SUP
Cold Storage Plant	P	P	P
Livestock Sales/Shipping Facilities			SUP
Distribution Center		P	P
Food Processing	C7	P	P
Recycling Collection Center	C13	C13	C13
High Impact Use			SUP
Manufacturing, Light		P	P
Manufacturing, Heavy			P
Mini-warehouse	C12	C12	C12
Warehouse	P	P	P
Contractors Plant, Shop, and Storage Yard		P	OP
Outside Storage		C5	C5
Wrecker Service	C4	P	P
Salvage or Reclamation of Products (outdoors)			SUP/C1
Salvage or Reclamation of Products (indoors)		P	P
Gas drilling (Amend Ord 07-071, 10/23/07)	SUP	SUP	SUP
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section I. Conditions			

Institutional Land Use Categories	B	LI	IM
Church	P	P	P
Day Care	P	SUP	SUP
Public or Private School	P	SUP	SUP
College, University, or Seminary	P	P	P
Business School	P	P	P
Trade School	P	P	P
Government Facility	P	P	P
Museum or Art Gallery	P	P	P
Philanthropic Institution, Other Than Listed	P	P	P
Private Club, Lodge, or Fraternal Organization	P	P	P
Hospital	P	P	
Medical or Scientific Research Lab	P	P	P
Hospital, Psychiatric	SUP		
Mortuary or Funeral Chapel	P	P	P
Cemetery	P	P	P
Emergency Shelter	P	P	P
Foster Home			
Women's Shelter	P	P	P
Halfway House	SUP	SUP	SUP
Prison			SUP
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special			

Infrastructure Land Use Categories	B	LI	IM
Airport, Heliport, or Landing Field	SUP	SUP	SUP
Electric Utility Substation	P	P	P
Electric Generating Plant	SUP	SUP	SUP
Railroad Yard, Shop, or Roundhouse			P
Transit Passenger Shelter	P	P	P
Transit Passenger Terminal	P	P	P
Utility Lines, Towers, or Metering Station	P	P	P
Utility Installation, Other Than Listed	SUP	P	P
Wireless Telecommunications Facilities (See 12-800)	C1	C1	C1
Temporary Land Use Categories	B	LI	IM
Temporary Asphalt or Concrete Batch Plant	SE	SE	SE
Temporary Carnival, Circus, or Amusement Ride	SE/C14	C20	C20
Temporary Construction Field Office	C15	C15	C15
Temporary Construction Storage Yard	C15	C15	C15
Temporary Real Estate Sales Office			
Temporary Sand or Gravel Extraction	SE	SE	SE
Accessory Land Use Categories	B	LI	IM
Accessory Building			
Accessory Caretakers Quarters	P	P	P
Accessory Community Center, Private			
Accessory Garage Apartment			
Accessory Garage, Private	P	P	P
Accessory Outside Display and Sales	C9	C9	C9
Accessory Outside Storage	C21	C21	C21
Customarily Incidental (As Determined by Building Official)	P	P	P
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section I. Conditions			

- C. General Regulations. See Article XI for additional standards.

General Regulations	B	LI	IM
Minimum lot area	15,000 sq ft	15,000 sq ft	15,000 sq ft
Maximum lot area	NA	NA	NA
Minimum lot width	NA	NA	NA
Minimum lot depth	NA	NA	NA
Maximum lot density	NA	NA	NA
Maximum lot coverage	NA	NA	NA
Maximum building height (no residential adjacency/proximity)	NA	NA	NA
Maximum building height (residential adjacency/proximity)	Sec. 11-1100	Sec. 11-1100	Sec. 11-1100
Minimum front yard setback (freeway or frontage road)	20'	20'	20'
Minimum front yard setback (all other streets)	10'	10'	10'
Minimum Interior Side Building Setback (abutting residential zoning)	30'	30'	30'
Minimum Interior Side Building Setback (not abutting residential zoning)	0'	0'	0'
Minimum Rear Building Setback (abutting residential zoning)	30'	30'	30'
Minimum Rear Building Setback (not abutting residential zoning)	0'	0'	0'

- D. Residential Adjacency Standards. See Article XIII.
- E. Landscape and Screening Standards. See Article XIV.
- F. Off-street Parking and Loading. See Article XV.
- G. Sign standards. See Article XVI.
- H. Property Zoned "PD-CA" or Adjacent to "PD-CA" Zoning.
See Sections 9-300 and 12-900.
- I. Conditions
1. See Article XII for special standards.
 2. Building construction methods shall incorporate sound attenuation features.
 3. Outside runs are not permitted.