

(DRAFT 17.12 Industrial Zone – PC Study Session 5-13-25)

17.12.010 Purpose.

The purpose of Industrial Zone:

- A. Accommodate new and expanded industrial development for community economic betterment and image enhancement.
- B. Maintain and attract a variety of commercial, office, and industrial uses, thereby bolstering economic development.
- C. Preserve and enhance the existing street system and other infrastructures, including utilities and storm drainage systems, to accommodate economic growth and maintain the City's visual and economic vitality.
- D. Promote development that enhances connectivity and accessibility, ensuring all areas of the City are considered and included.

17.12.020 Permitted Uses and Conditionally Permitted Uses

Table 17.12.020 lists the allowed land uses and the land use permit required to establish in each use. Uses not explicitly listed in the table are considered prohibited. In cases where specific land use or activity is not defined, the director shall assign the land use or activity to a classification that is substantially similar in character, in compliance with Chapter 17.xx. The activities of all land uses must conduct wholly inside the building premises unless otherwise permitted under this section or Chapter 17.xx (Conditional Use Permits). All uses shall be subject to the property development standards Sections 17.12.xxx and all provisions of CMC Title 17.

Table 17.12.020 Industrial Land Use Table		
Definitions: P - Permitted uses C - Conditional Use Permit required A - Administrative Conditional Use Permit required N - Use Prohibited or not allowed		
Land Use Classification	M-1 Zoning District	Additional Requirements
Administrative support services		
Administrative offices directly related to the permitted industrial uses and shall not exceed 20% of the gross floor area of the building	P	
Adult-oriented business, not permitted to establish within 500 feet of any other adult-oriented business, or any existing residential zone or use, park, church or school.	C	Subject to provisions of CMC Chapter 17.22
Automotive uses		

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Land Use Classification	M-1 Zoning District	Additional Requirements
Automobile repair services (minor)	P	Subject to provisions of CMC Chapter 17.22
Automobile repair services (major)	C	Subject to provisions of CMC Chapter 17.22
Automobile parking facilities	P	
Automobile, truck and trailer rental facilities	P	Subject to screening requirements
Automobile car wash, full service or mechanical	C	Subject to provisions of CMC Chapter 17.22
Automobile service station	C	Subject to provisions of CMC Chapter 17.22
Automobile and vehicle towing services not in conjunction with gas station and with outdoor vehicle storage	C	Subject to screening requirements
Automobiles impound yard	C	Subject to screening requirements
Business and professional support services		
Computer system design and related services	P	
Design services with showrooms	P	
General contractor offices with indoor storage of materials, vehicles, and equipment	P	(engineers, geologists, etc.)
Construction contractor offices with outdoor storage of materials, vehicles, and equipment	C	(building/construction contractors)
Commercial and industrial equipment rental and leasing (need definition)	p	
General rental centers (need definition)	P	
Investigation and security services	P	
Electronic and precision equipment repair and maintenance	P	
Personal and household goods repair and maintenance	P	
Publishing industries	P	
Scientific research and development services	P	
Services to building and dwellings (janitorial, pest control, landscape, carpet cleaning, etc.)	P	
Commercial uses		

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Land Use Classification	M-1 Zoning District	Additional Requirements
Building materials and garden equipment and suppliers dealers (need definition)	P	
Beer, wine and liquor retailers	C	
Cannabis microbusinesses	C	Subject to provisions of CMC Chapter 17.22
Convenience market	P	
Convenience market with off-site beer, wine or liquor sales	C	
Retails sales of only those products manufactured under the permitted industrial uses	P	
Education services		
Technical and trade school	A	
Driving school	P	
Food and beverage services		
Restaurants with on-site beer and wine services	p	Subject to provisions of CMC Chapter 17.22
Restaurants with on-site liquor	C	
Bar, drinking establishments	C	
Caterers	P	
Cafeterias, café,	P	
Mobile food facilities	C	Subject to provisions of CMC Chapter 17.22
Manufacturing uses		
Bread, bakery and tortilla production	P	
Brewery, winery and distillery production (sake) – with wholesale sales only	p	
Soft drink manufacturing and bottling	p	
Food products (need definition)	p	
Candy and confectionary products	p	
Fruit and vegetables packing	p	
Indoor vertical farming (need definition)	p	
On-site beer or wine tasting in conjunction with a brewery, winery or distillery	C	Subject to provisions of CMC Chapter 17.22

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Land Use Classification	M-1 Zoning District	Additional Requirements
Coffee and tea manufacturing with incidental on-site tasting and sales limited to a maximum of 20% gross floor area	P	
Fabricated metal product manufacturing (need definition)	P	
Computer and electronic product manufacturing	P	
Household and kitchen cabinet manufacturing	P	
Office furniture manufacturing	P	
Miscellaneous manufacturing, small size products such as jewelry, signs, toys, small medical and dental equipment	P	
Personal Services		
Adult-oriented businesses	P	Subject to provisions of CMC Chapter 17.55
Animal hospital, shelter, kennel and boarding	C	
Body Art Facilities	C	
Dog and pet social bark (need definition)	P	If serve alcohol require CUP
Pet cemetery services (need definition)	P	
Indoor vertical farming for food consumption/products (no cannabis)	C	Need definition
Recreational and Entertainment Uses		
Indoor recreation facilities such as: billiards, pool halls, bowling alleys, escape and virtual rooms, ice and roller skating rinks	C	Subject to provisions of CMC Chapter 17.22
Health Clubs, fitness centers, gymnasiums, dance studios, sports training, and gymnastics	C	
Indoor virtual recreation spaces (digital leisure activities)	C	Need definition
Mechanical and electronic games, 4 or more	C	
Transportation uses		
Bus storage and terminal	C	
Trucking yard terminal	C	
Taxi, ridesharing, and limousine services	P	
Courier and messenger services	P	
Radio and TV broadcasting stations	P	

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Land Use Classification	M-1 Zoning District	Additional Requirements
Media streaming distribution services	P	
Warehouse, distribution and storage uses		
Distribution centers such as E-fulfillment center, parcel hubs and sortation centers, parcel delivery centers and urban logistic depots, fast delivery hubs and last mile delivery centers.	P	Subject to provisions of CMC Chapter 17.22
Public storage with or without storage of RV vehicles	P	Subject to provisions of CMC Chapter 17.22
Recycling collection facilities	C	Subject to provisions of CMC Chapter 17.22
Recycling processing facilities	C	Subject to provisions of CMC Chapter 17.22
Storage yard, outdoor	C	CMC Chapter 17.22
Wholesale Trade		
Lumber yard	P	Subject to screening
General wholesalers	P	
Utility uses		
Battery energy storage system facilities	C	
Electric distribution and public utility stations	P	
Electric and public utility transmission station	P	
Public and private utility service yards	P	
Wireless communication facilities	C	Subject to provisions of CMC Chapter 17.22
Public uses		
Public parks	P	
Government buildings and yards	P	
Other uses		
Existing residential trailer parks and such incidental uses directly related to the needs of the trailer park residents	C	Subject to provisions of CMC Chapter 17.22
Conversion of residential to non-residential uses	C	Subject to provisions of CMC Chapter 17.22
Accessory uses		

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Land Use Classification	M-1 Zoning District	Additional Requirements
Electrical and mechanical games, up to a maximum of 3	P	
Storage and dispensing of propane tanks in conjunction with a primary use	P	
EV chargers within parking lots	P	Subject to CMC Chapter 17.XX Site Plan Review
Any other accessory uses as determined by the Director	P	

17.12.030 Property Development Standards.

Subdivisions, new land uses, new construction and structures, additions and alterations to existing land uses and structures must comply with the development standards of Table 17.12.030 including footnotes, and all provisions of this Title, Chapter 17.20 and Chapter 17.22.

Table 17.12.030 Property Development Standards	
Development Standards (setback is measured from the ultimate property line)	
Lot area (minimum)	0.5 ac
Lot dimensions (minimum)	
Street frontage	50
Lot depth	150
Building height (maximum)	
Primary building	50
Accessory structure-detached	25
Minimum building setbacks (feet)	
Front yard (1)	25
Street side yard (1)	25
Interior rear yard	5
Interior side yard	5
Minimum building setbacks when adjacent to or across from residential zones, public park and utility uses (feet)	
Front yard (1)	25
Street side (1)	25
Interior side or rear yard adjacent to an alley (2)	20
Interior side and rear yard (2)	20

Side or rear yard adjacent to a railroad right-of-way (ROW)(3)	50 (measured from opposite side of railroad right-of-way (ROW))
Side or rear yard adjacent to drainage channel right-of-way (3)	50 (measured from the drainage easement line)
Minimum building setbacks for existing lots with substandard lot depth (less than 150 feet)	
Front, side or rear yard from a street that abuts a residential zone (2)	10
Side or rear yard that abuts a residential zone (1)	25
Front yard when adjacent to or across a public park (1)	25
Accessory structures (detached) minimum setbacks (feet)	
Interior side yard and rear yard	5
Street side yard and front yard	25
Landscape coverage (percentage to lot area)	5%
Footnotes for additional requirements: (1) The required yards shall be landscaped and maintained. (2) The required yards may be used for parking and storage but must maintain a 8-foot unobstructed area between the storage area and any side or rear property line. (3) The required yards may be used for parking or storage area, but must provide a 5-foot landscaped area and maintained. (4) Landscape coverage does not include the required front, street side, interior side or rear yard areas.	

17.12.040 General Site Development Standards.

New construction, additions, and alterations to existing sites, structures, and accessory structures shall comply with all provisions of Chapter 17.xx, site development standards. The site development standards include but are not limited to the following: accessory structures, fences, walls, corner cutbacks, ground-mounted and roof-mounted equipment and projection screening, outdoor storage screening, signs, performance standards, water-efficient landscape requirements, transportation demand management, property maintenance, historic preservation, tree preservation, and dedication, public improvements, and underground services.

17.12.050 Permitted Projections above Building Height limit.

Table 17.12.050 below outlines the types of architectural features may project above the building height limit and establishes the requirements for those projections.

Table 17.12.050 Allowed Projections above Building Height Limits		
Structures Allowed Above Height Limit	Maximum Coverage	Maximum Projection Above Height Limit (feet)
Penthouses or roof structures for the housing of elevators, stairways, water tanks, ventilating fans or similar	10% of roof area	16

Table 17.12.050 Allowed Projections above Building Height Limits		
Structures Allowed Above Height Limit	Maximum Coverage	Maximum Projection Above Height Limit (feet)
equipment required to operate and maintain the building		
Skylights,	20% of roof area	1
Chimneys not over 6 feet in width	10% of roof area	3
Fire or parapet walls,	NA	5
Mechanical equipment, must be totally screened by the parapet wall	NA	5, must be setback from the exterior wall one foot for every foot if projections above the height limit.
Building-mounted telecommunications facilities such as antennas, ,microwave equipment and radio towers	See CMC Chapter 17.XX	
Footnotes for additional requirements:		
(1) No penthouse, roof structures, or other space above the height limit shall be allowed to provide additional floor space.		

17.12.060 Design Guidelines.

New construction, additions, and alterations to existing sites, structures, and accessory structures shall comply with the adopted Design Guidelines consistent with the General Plan Land Use Plan policies.

17.12.070 Landscaping requirements.

- A. Landscaping around the building perimeter is required at a rate of one tree per 20 lineal feet.
- B. Within the landscaped area between the right-of-way and buildings (front and street-side yard areas) plant trees at a rate of one tree for every 20 square feet of landscaped area. Locate trees between four and 10 feet from the back of the sidewalk. The landscaped area shall include shrubs, ground covers, and mulches.
- C. Within the interior side and rear yard areas, plant trees at a rate of one tree for every 20 lineal feet.
- D. Plantings shall not exceed 42 inches (three and one-half feet in height) within the required front yard setback.
- E. The landscaped area may include storm water quality features, and drainage treatment.

- F. All planting areas, plant materials, and irrigation shall conform with the city's water-efficient landscaping regulations.
- G. Provide 1 tree per 8 parking spaces. Provide minimum 6-foot wide landscape planters at end of a row of parking spaces. Within parking lots, tree wells shall have minimum dimensions of 5 feet by 5 feet. (Use graphics)
- H. Minimum tree size shall be 24-inch box. All shrub species shall be 5-gallon size. Ground cover shall be 12 inches on center for flats and 18 inches on center for 1-gallon size. The depth of mulches shall be minimum 3 inches.

17.12.080 Parking, access, and loading requirements.

- A. Off-street parking shall follow the parking requirements outlined in CMC Chapter 17.72.
- B. On-site drive aisles minimum width is 25 feet.
- C. Driveway entries minimum width is 30 feet and up to a maximum 40 feet.
- D. Fire accessways minimum width is 28 feet. The accessway shall be free from any overhead obstruction and posted as a fire accessway with no parking permitted within 28 feet.
- E. All drive aisles or fire accessways shall have all-weather surfaces such as asphalt or concrete.
- F. The location and number of access points shall be specified at the time of Site Plan Review, and as determined by the City Engineer.
- G. Off-street loading spaces shall follow the requirements outlined in CMC Chapter 17.72.

17.12.090 Submittal Requirements, Review, Approval, and Appeals.

The submission of new construction, additions, and alterations to existing structures and accessory structures shall comply with the requirements described in CMC Chapter 17.04 for Site Plan Review approvals, appeals, and any other entitlements required as deemed necessary by the director, as well as with the requirements described in CMC Chapter 17.02.