

CHAPTER 30: Zoning

§ 30-10. COMMERCIAL AND INDUSTRIAL ZONES AND STANDARDS.

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§ 30-10.2.	Uses.
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§ 30-10.4.	Property Development Standards.

§ 30-10.1 PURPOSE

- a. **Limited Commercial Zone (C-L).** The purpose of the Limited Commercial zone is to accommodate businesses providing low-impact, local retail and commercial goods and services near residential neighborhoods to meet daily convenience needs. The stores and shops are intended to fit into the residential pattern of development in a manner compatible with residential uses. This zone implements the Neighborhood Commercial General Plan land use designation.
- b. **General Commercial Zone (C-G).** The purpose of the General Commercial zone is to accommodate a full range of regional-serving retail, service, office, and entertainment uses that energize the major thoroughfares in the City and generate jobs and tax revenues. Regional and destination shopping centers and recreation-related commercial services are encouraged. This zone implements the Community Commercial General Plan land use designation.
- c. **Limited Manufacturing Zone (M-L).** The purpose of the Limited Manufacturing zone is to accommodate light- and medium-intensity industrial, wholesale, low-impact manufacturing, and vehicle servicing uses that strengthen the City's economic base and provide employment opportunities for workers of varied incomes. In areas where the zone abuts residential and other sensitive land uses, the zone's provisions guard against adverse impacts through restrictions on specific activities and discretionary review of specific uses. This zone implements the Light Industrial General Plan land use designation.
- d. **General Manufacturing Zone (M-G).** The purpose of the Heavy Manufacturing zone is to accommodate a full range of intensive manufacturing, distribution, logistics, warehousing, processing, and general service businesses in locations distanced from residential neighborhoods and other sensitive uses. Industries that use hazardous materials, require heavy equipment, and/or that generate sustained noise levels may be permitted in conformance with the standards of this chapter. The establishment of any new freight movement uses or container storage yards will be limited to avoid overconcentration and occupation of large parcels.

§ 30-10.2 COMMERCIAL AND INDUSTRIAL ZONES: USES

- a. **Principal Uses.** Table 30-10.2.1 lists the land uses for C-L, C-G, M-L, and M-G zoned lots indicating the type of approval required subject to compliance with all provisions of this Section. Descriptions and definitions of the land uses are in § 30-3 Definitions. The specific use regulations and notes column in the table indicates a chapter or section where additional regulations may apply and/or provides additional information specific to that use type.

- b. **Accessory Uses.** Accessory uses are those uses which are directly related but clearly subordinate to a permitted or conditionally permitted principal use; where such use is already established, or the principal and accessory uses are established jointly.
- c. **Use Not Listed.** Any use that is not listed or has not been determined by the Director to be similar to a listed use, is prohibited in any commercial and industrial zone.

Table 30-10.2.1: Commercial and Industrial Allowed Uses and Permit Requirements

“P”: Permitted Use “A”: Accessory Use		“C”: Use Permitted Subject to Conditional Use Permit “--”: Prohibited Use			
Uses	Commercial and Industrial Zones				Specific Use Regulations
	C-L ^a	C-G ^a	M-L ^{a, b}	M-G ^{a, b}	
RESIDENTIAL USES					
Caretaker Residence	--	--	A	A	Subject to approval of a conditional use permit if includes more than one per business
Dwelling Unit, Accessory (ADU)	P	--	--	--	See § 30.8
Dwelling Unit, Single (Residential Only)	C	--	--	--	
Dwelling Unit, Multiple (Residential Only)	C	--	--	--	
Mobile Home Parks	--	--	--	--	See § 27
SPECIAL CARE RESIDENTIAL USES					
Residential Care Facility, General	C	--	--	--	
Residential Care Facility, Limited	C	--	--	--	
Residential Care Facility, Assisted Living	C	C	--	--	
Supportive Housing	C	--	--	--	
Transitional Housing	C	--	--	--	
Communal Housing, Boarding House and Single Room Occupancy (SRO)	--	--	--	--	
Emergency Shelter, General	--	--	P	--	See § 30-49
Emergency Shelter, Low Barrier Navigation Center	--	--	P	--	See § 30-49
ANIMAL USES					
Household Pets (For Residential Units Only): The keeping of up to 4 weaned dogs, 4 weaned cats, and their litters, provided the litters are no more than 4 months of age	P	P	P	P	No limit on small indoor household pets (fish, reptiles, amphibians, guinea pigs, hamsters, gerbils); keeping of illegal or exotic pets prohibited by federal, state, or local laws is not allowed

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	C-L ^a	C-G ^a	M-L ^{a, b}	M-G ^{a, b}	
Kennels, Pet Boarding	C	C	P	C	Outdoor kennels or dog runs are not permitted.
Veterinary Clinic or Animal Hospital – Without Overnight Care	P	P	P	P	
Veterinary Clinic or Animal Hospital – With Overnight Care	C	C	C	C	
Commercial Animal Day Care Facility (Indoor Only)	C	C	P	P	
COMMERCIAL SERVICES, RETAIL, AND OFFICE USES					
Adult Day Care Center	P	P	C	--	
Alcoholic Beverage Sales Establishment	C	C	C	--	See § 30-51
Automated Teller Machines (ATMs) – Drive-Through	A	A	A	--	
Automated Teller Machines (ATMs) – Standalone	C	C	C	--	
Business Support Services	P	P	P	P	
Alternative Financial Services – Check Cashing Business	C	C	--	--	
Alternative Financial Services – Payday Loan Business	--	C	--	--	See § 30-10.4.1: Special Regulations
Commercial Marijuana Activity	--	--	--	--	
Commercial Recreation Facility - Indoor	C	P	P	P	See § 7-6.9; does not include shooting ranges
Commercial Recreation Facility - Outdoor	C	C	C	C	
Convenience Store	P/C	P/C	P/C	P/C	All New convenience stores shall be a minimum of 4,000 square feet and shall be limited to locations within a commercial center with at least 25,000 square feet of retail, restaurant or entertainment floor area. New standalone convenience stores shall be a minimum of 10,000 square feet and require approval of a conditional use permit
Day Care Center	P	P	C	--	
Drive-In / Drive-Through Establishments	C	C	C	C	
Financial Institutions and Related Services	P	P	P	--	
Fitness/Health Club – Small Scale	P	P	P	P	

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Fitness/Health Club – Large Scale	--	P	P	P	
Grocery Store/Major Retailer	P	P	P	--	Any use involving alcohol sales requires a conditional use permit and shall comply with § 30-51.
Hospital	--	C	C	C	
Hotel	C	C	C	-- --	
Laundromat	P	P	P	--	
Major Retail Facility	P	P	P	C	
Massage Establishments	C	C	--	--	See § 9-15
Motel	--	--	--	--	
Office, Business, and Professional (Non-Medical or Dental Offices)	P	P	P	P	
Office, Medical or Dental	P	P	P	C	
Personal Services, General	P	P	P	C	
Personal Services, Restricted	C	C	C	C	
Psychic Reading Services, Fortune Telling, Tarot Card Reading, or Similar	--	--	--	--	
Retail, General	P/C	P/C	P/C	C	CUP required for new retail establishments with more than 50,000 sf of floor area or more than 2,000 sf of outdoor sales or that include drive-through facilities.
Retail, Restricted	C	C	C	C	
Retail - Secondhand Goods	P	P	P	C	Unattended donations box: see § 30-48
Small Grocery Store	P	P	P	C	
Shooting Range – Indoor	--	--	C	C	
Smoke or Vape Shop	C	C	C	C	See § 30-10.4.1
Nurseries, Retail / Garden Center	--	P	P	P	
Nurseries, Wholesale/ Production / Heavy Equipment	--	--	C	C	
Pawn Shop	--	--	--	--	
Swap Meet (Indoor or Outdoor)	--	C	--	--	

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EATING ESTABLISHMENTS					
Full-Service Restaurant (Sit-Down)	P	P	P	P	
Full-Service Restaurant, where the outdoor dining area is more than 50% of the overall seating area	C	C	C	--	
Limited-Service / Fast-Casual Restaurant	P	P	P	P	
Restaurant Serving Alcohol	C	C	C	C	
Drive-Through Restaurant	C	C	C	C	
Café / Coffeehouse / Teahouse	P	P	P	P	
Bakery (Retail)	P	P	P	P	
Dessert / Ice Cream / Frozen Yogurt / Confectionary Shop	P	P	P	P	
Juice / Smoothie Bar	P	P	P	P	
Food Hall / Market Hall	P	P	C	--	
Catering Kitchen / Food Preparation Facility	--	C	P	--	
Commissary Kitchen / Shared Kitchen	—	C	P	P	
Ghost Kitchen / Cloud Kitchen / Virtual Restaurant	--	C	P	P	
Commercial Kitchen	C	P	P	P	
BREWERIES, BARS, AND LOUNGES					
Brewery, Winery, or Distillery – Tasting Room Only	--	C	C	C	See § 30-51
Brewpub	--	C	C	C	
Smoking Lounge	C	C	C	C	For ancillary alcoholic service see § 30-51.
Bar, Tavern, or Cocktail Lounge	--	C	C	C	
Nightclub	--	--	--	--	
AUTOMOBILE-RELATED USES					
Automobile Sales, New	--	C	C	C	
Automobile Sales, Used	--	C	C	C	see § 24-7
Automobile Rental	--	P	P	C	
Automobile Washing/Detailing	--	--	C	C	
Automobile Service, Major	--	C	P	P	
Automobile Service, Minor	C	P	P	C	

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Service/Fueling Station, Automobile	C	C	C	C	For ancillary alcoholic service see § 30-51
Towing And Vehicle Holding Areas	--	--	C	C	See § 30-20.6 for standards for the outside storage and display of merchandise and equipment in the commercial and manufacturing zones.
Electric Charging Stations Stand-Alone/Accessory	C/A	C/A	C/A	C/A	C: Standalone use A: Accessory use in parking area
INDUSTRY, MANUFACTURING AND PROCESSING, WAREHOUSING, AND WHOLESALING USES					
Cargo Container Storage Yard	--	--	--	--	
Contractor's Equipment Storage Yard	--	--	C	C	See § 30-20.6
Data Center	--	--	--	--	
Food and Kindred Products Processing	--	--	C	P	Subject to approval of a conditional use permit if includes outdoor activities, storage and distribution of hazardous materials, or processing of pickled products.
Freight Terminal	--	--	--	C	
Industrial - Light	--	--	P	P	Subject to approval of a conditional use permit if includes outdoor activities.
Industrial – Heavy	--	--	--	P	Subject to approval of a conditional use permit if includes outdoor activities.
Industrial – Heavy Manufacturing and Processing	--	--	--	--	
Industrial – Animal and Organic By-Product Processing	--	--	--	--	
Industrial – Waste and Hazardous Material Handling	--	--	--	--	
Industrial Storage and Distribution	--	--	P	P	Subject to approval of a conditional use permit if includes outdoor activities or storage and distribution of hazardous materials. See § 30-20.6 for standards for the outside storage and display of merchandise and equipment in the commercial and manufacturing zones.

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Automobile Dismantling Yards, Automobile Impound Yards, Junk and Salvage Yards, Pallet Yards, Wrecking Yards	--	--	--	--	
Laundries and Dry Cleaning, Industrial	--	--	P	P	
Manufacturing, Clay and Pottery Products	--	--	P	P	
Manufacturing, Lumber and Wood Products	--	--	P	P	
Manufacturing, Electronics and Equipment	--	--	P	P	
Manufacturing, Fabric Products	--	--	P	P	
Manufacturing, Furniture and Fixtures	--	--	P	P	
Manufacturing, Glass, Metal, and Plastics Product	--	--	P	P	
Manufacturing, Machinery	--	--	C	P	
Manufacturing, Motor Vehicle/Transportation Equipment	--	--	C	P	
Manufacturing, Paper Products	--	--	P	P	
Manufacturing, Small-scale Products	--	--	P	P	
Metal Products Fabrication, Machine and Welding Shops.	--	--	P	P	
Outdoor Storage - Accessory Use	A	A	A	A	See § 30-20.6 for standards for the outside storage and display of merchandise and equipment in the commercial and manufacturing zones.
Outdoor Storage - Principal Use	--	--	--	C	See § 30-20.6 for standards for the outside storage and display of merchandise and equipment in the commercial and manufacturing zones.
Personal (Self) Storage Facility	--	--	C	C	
Recycling Collection and Processing Center	--	--	C	C	Shall not include collection of hazardous/toxic items. All applications for the establishment of recycling facilities shall be subject to the standards and criteria set forth in the City's policy for the evaluation and approval of recycling facility sites.

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Slaughterhouse	--	--	--	--	
Towing and Vehicle Holding Areas	--	--	--	C	See § 30-20.6 for standards for the outside storage and display of merchandise and equipment in the commercial and manufacturing zones.
Truck Stop	--	--	C	C	
Truck Yard / Terminal	--	--	--	C	
Trailer Parking / Wash Facility	--	--	C	C	
Truck Maintenance and Repair Facility	--	--	C	C	
Warehousing, Wholesale or Distribution – Small (< 100,000 sf)	--	--	P	P	Subject to approval of a conditional use permit if use includes outdoor activities or storage and distribution of hazardous materials.
Warehousing, Wholesale or Distribution – Large (>100,000 sf)	--	--	C	C	See § 30-20.6 for standards for the outside storage and display of merchandise and equipment in the commercial and manufacturing zones.
Distribution Center / Cross-Dock Facility	--	--	--	C	
Cold Storage / Refrigerated Warehouse	--	--	C	C	
Bulk Materials Storage	--	--	C	C	See § 30-20.6 for standards for the outside storage and display of merchandise and equipment in the commercial and manufacturing zones.
UTILITY, TRANSPORTATION, AND COMMUNICATIONS					
Parking facilities	--	-C	C	P	
Transit facility	C	C	C	P	
Public utilities facility	C	C	C	P	
Wireless telecommunication facility	See § 30-46				
ENTERTAINMENT VENUES					
Commercial Recreation Facility - Indoor	C	P	P	C	See § 7-6.9; does not include shooting ranges
Commercial Recreation Facility - Outdoor	C	C	C	--	

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Family Entertainment Center / Bowling Alley	P	P	C		For ancillary alcoholic service see § 30-51.
Motorized or Track-Based Recreation	--	C	C	--	
Game / Skill-Based Recreation	--	C	C	C	For ancillary alcoholic service see § 30-51.
Movie Theater or Performance Center	--	P	C	--	
Commercial Recreation Facility - Indoor	C	P	P	--	
ART, RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES					
Artist Studio / Creative Workspace	P	P	P	P	
Maker Space / Fabrication Studio	--	P	P	P	
Art Gallery / Exhibition Space	P	P	P	--	
Assembly/Meeting Facility, Public Or Private	C	C	C	--	
Community Garden	P	P	P	P	
Community or Cultural Center	P	P	P	--	
Government Facility	P	P	P	P	
Government Public Safety Facility	P	P	P	P	
Library	P	P	P	--	
Museum	P	P	P	--	
Public Parks and Recreation Facility	P	P	P	P	
Private Club	--	--	C	C	Minimum clearance: Shall not be located within 500-feet from any residential use or zone.
Religious Institution	C	C	C	C	
School or University, Private	C	C	C	C	
School, Business Or Trade	C	P	P	P	
OTHER USES					
Agriculture, Small-Scaled	--	C	C	--	
Cemeteries, Columbariums, crematories, mausoleums and pet cemeteries	C	C	C	C	
Estate, Garage or Yard Sales	A	A	--	--	Accessory use to residential dwelling units, see §30-7.4.2
Mortuary and Funeral Homes.	C	C	C		
New developments > 49,999 s f	C	C	C	C	Aggregate square footage

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	C-L ^a	C-G ^a	M-L ^{a, b}	M-G ^{a, b}	
Outdoor Market/Vendor	C	C	C	C	
Small Collection Facility, Recycling	A	A	A	A	Accessory to a large retail facility containing in excess of 10,000 square feet of sales floor area on a site with a lot coverage ratio of 40 percent or less.
Temporary Outdoor Event and Sales	A	A	A	A	Subject to issuance of a temporary use permit for the accessory use

- a) Within 100 feet of a residential zone, all uses must be conducted entirely within a building, except for customer and employee parking and loading and unloading facilities approved by the Architectural Review Board.
- b) To ensure compatibility with adjacent residential areas, any new building or addition designed for manufacturing use within 200 feet of a residential zone shall require a conditional use permit in accordance with Section 30-26 of this Chapter.

§ 30-10.3. DEVELOPMENT STANDARDS.

The property development standards that follow shall apply to all lots in the commercial and industrial zones.

Table 30-10.3.1: Commercial and Industrial Zones Development Standards

Standards	Commercial and Industrial Zones				Specific Use Regulations
	C-L	C-G	M-L	M-H	
Maximum FAR	1.0	1.0	1.0	1.0	
Minimum lot area	10,000 sf	15,000 sf	15,000 sf	20,000 sf	See § 30-20.2 for exceptions
Minimum lot width	None	None	100 ft	100 ft	
Minimum lot depth	None	None	None	None	
Minimum setback - Front - Rear - Interior Side - Corner/ Street	10 ft ^{a, b, c} 0 ft ^{b, c} 0 ft ^{b, c} 0 ft ^{b, c}	10 ft ^{a, b, c} 0 ft ^{b, c} 0 ft ^{b, c} 0 ft ^{b, c}	20 ft ^{a, d, e} 0 ft ^{d, e} 0 ft ^{d, e} 0 ft ^{d, e}	20 ft ^a 0 ft ^{d, e} 0 ft ^{d, e} 0 ft ^{d, e}	See § 30-20.3 for exceptions
Maximum building height	45 ft	75 ft	75 ft	75 ft	See § 30-20.4 for exceptions
Maximum lot coverage	40%	40%	50%	50%	
Fences and walls	See § 30-44				

Notes:

- a) Reasonable accommodation required for ADA compliance, such as ramps and other accessibility features, may encroach into the front yard setback, subject to applicable building and safety standards.
- b) Residential buildings shall meet the setback standards of the High-Density Residential (R-H) Zone.
- c) A minimum setback of 10 feet shall be required where a rear lot line abuts a residential zone.
- d) A minimum setback of 20 feet shall be required where a rear lot line abuts a residential zone or a street.
- e) Single-story, detached, residential accessory buildings shall be setback not less than three feet from the rear and interior property line and five-feet for buildings over one-story.
- f)

§ 30-10.4. SPECIAL REGULATIONS.

§ 30-10.4.1 Outside Storage and Display.

All uses, storage, and display shall occur entirely within an enclosed building, except as provided in § 30-20.6 of this Chapter. Outdoor storage or display of merchandise, materials, or equipment associated with a principal permitted use may be allowed with a conditional use permit, subject to the provisions of § 30-26.

§ 30-10.4.1 ~~Tenant Mix Leasing Plan.~~

~~A Tenant Mix Leasing Plan shall be approved by the City prior to issuance of building permits on existing structures reconfigured with three or more commercial tenant spaces or the granting of any discretionary permit approving any commercial or mixed-use project, including housing and commercial or manufacturing uses, which contain three or more commercial tenant spaces. The Tenant Mix Leasing Plan shall be reviewed and approved by the Planning Director or designee. When submitted concurrently with an application for a discretionary permit, Planning Commission shall approve the Plan. Per § 30-3, a Tenant Mix Leasing Plan includes a market analysis, demonstration of key tenant commitments, an executed agreement with a sales or leasing agent, a use plan for leasing, selling, or otherwise using remaining space in the project other than by the key tenant(s), a financial feasibility study, and provisions for long-term maintenance and marketing.~~

§ 30-10.4.1 Smoke or Vape Shops.

A smoke or vape shop shall not be located within a 6,500-foot radius of any school, public park or facility, library, community center, or licensed childcare facility. In addition, no smoke or vape shop shall be located within 600 feet of another smoke or vape shop. This spacing requirement is intended to reduce youth exposure to tobacco products and limit smoke or vape shop density near sensitive public uses.

§ 30-10.4.1 Personal (Self) Storage Facilities.

No personal (self) storage facility shall be located within a 1,320-foot radius of another self-storage facility. This spacing requirement is intended to prevent overconcentration and promote a balanced mix of commercial uses.

§ 30-10.4.1 Alternative Financial Services: Check Cashing Business.

- (a) No check cashing business shall be located within a 750-foot radius of the nearest existing check cashing business. This spacing requirement is intended to support access to basic financial services in underserved communities while preventing overconcentration and limiting the availability of high-risk financial products that may contribute to long-term economic instability.
- (b) Check cashing businesses are prohibited from offering or operating payday loan services on site.

§ 30-10.4.1 Alternative financial services: Payday Loan Business.

No payday loan business shall be located within a 1,320-foot radius of the nearest existing payday loan business or within a 500-foot radius of a check cashing business. This spacing requirement is intended to limit the concentration of payday loan businesses to reduce financial harm to vulnerable residents and protect community economic health.

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