

CHAPTER 30: Zoning

§ 30-10 COMMERCIAL AND INDUSTRIAL ZONES AND STANDARDS

Sections:

§ 30-10.1	Purpose
§ 30-10.2	Uses
§ 30-10.3	Development Standards
§ 30-10.4	Special Regulations

§ 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, industrial, distribution, logistics, warehousing, processing, and general service businesses in locations distanced from residential neighborhoods and other sensitive uses. Industries that involve hazardous materials, utilize heavy equipment, or generate sustained noise levels shall be prohibited unless they can clearly demonstrate full compliance with all applicable performance standards of this chapter and do not create off-site impacts related to noise, vibration, emissions, or safety. The establishment of any new freight movement uses or container storage yards will be limited to avoid overconcentration and occupation of large parcels. This zone implements the Industrial General Plan land use designation.

§ 30-10.2 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	C	--	--	--	
Dwelling Unit, Multiple	C	--	--	--	
Mobile Home Parks	--	--	--	--	
SPECIAL CARE RESIDENTIAL USES					
Residential Care Facility, General	C	--	--	--	See § 30-7.4.5
Residential Care Facility, Limited	C	--	--	--	See § 30-7.4.5
Residential Care Facility, Assisted Living	C	C	--	--	
Supportive Housing	C	--	--	--	
Transitional Housing	C	--	--	--	
Communal Housing, Boarding House and Single Room Occupancy (SRO)	P	P	C	--	See § 30-7.4.6 for SRO standards.
Emergency Shelter, General	--	--	P	--	See § 30-49
Emergency Shelter, Low Barrier Navigation Center	P	--	P	--	See § 30-49
Recuperative Care/Medical Respite (Serving 6 or fewer persons)	C	--	--	--	
Recuperative Care/Medical Respite (Serving 7 or more persons)	C	--	--	--	
CANNIBUS (MARIJUANA) USES					
Marijuana Cultivation Indoors	A	--	--	--	Consistent with State law. See § 9-24.4
ANIMAL USES					
Veterinary Clinic or Animal Hospital	P	P	P	P	Outdoor kennels or dog runs are not permitted.
Animal Care Facility (Indoor Only)	P	P	P	P	Outdoor kennels or dog runs are not permitted.

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

“P”: Permitted Use “C”: Use Permitted Subject to Conditional Use Permit “ A”: Accessory Use “--”: Prohibited Use					
Uses	Commercial and Industrial Zones				Specific Use Regulations
	C-L ^a	C-G ^a	M-L ^{a, b}	M-G ^{a, b}	
Kennel or Pet Boarding Facility	C	C	P	P	Outdoor kennels or dog runs are not permitted.
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	A	A	A	A	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.
COMMERCIAL SERVICES, RETAIL, AND OFFICE USES					
Adult Day Care Center	P	P	--	--	
Alcoholic Beverage Sales Establishment	P/C	P/C	P/C	P/C	See § 30-51
Automated Teller Machines (ATM) – Drive-Through (Accessory)	A	A	A	--	Accessory to and located on the same site as the bank or financial institution.
Automated Teller Machines (ATM) – Standalone	C	C	C	--	
Alternative Financial Services - Bail Bond Services	--	C	C	--	
Alternative Financial Services – Check Cashing Business	C	C	--	--	See § 30-10.4.4: Special Regulations
Alternative Financial Services – Payday Loan and Auto Title Loan Business	--	C	--	--	See § 30-10.4.5: Special Regulations
Business and Consumer Support Services	P	P	P	P	
Commercial Marijuana Activity including head shops or establishments primarily engaged in the sale of drug paraphernalia	--	--	--	--	
Convenience Store	C	C	C	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. See § 30-51 for applicable use-specific standards and operational requirements.

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}	
Day Care Center	P	P	--	--	
Drive-In / Drive-Through Establishments	C	C	C	C	See § 30-21 for applicable use-specific standards and requirements.
Financial Institutions and Related Services	P	P	P	-	
Firearm and Ammunition Sales	--	--	--	--	
Fitness/Health Club	P	P	P	P	
Grocery Store/Major Retailer	P	P	P	--	See § 30-51 for alcohol sales.
Grocery Store, Small ≤10,000 sf	P	P	P	P	See § 30-51 for alcohol sales.
Hospital	C	C	C	C	
Hotel	C	C	C	--	
Laundromat	P	P	P	--	
Liquor Store	--	C	--	--	
Massage Establishments	C	C	--	--	See § 9-15 for applicable standards and eligibility requirements.
Media Production – Backlots/Outdoor Facilities	--	--	C	C	
Media Production – Indoor Support Facilities	--	P	P	P	
Media Production - Soundstages	--	--	C	C	
Motel	--	--	--	--	
Nurseries, Garden Center	--	P	P	P	Outdoor sales area >2,000 sf is subject to a CUP
Nurseries, Bulk Landscape Materials	--	--	C	C	
Office, Business, and Professional (Excludes medical and dental offices)	P	P	P	P	
Office, Medical or Dental	P	P	P	P	
Pawn Shop	--	--	--	--	
Personal Services, General	P	P	P	P	
Psychic Reading Services, Fortune Telling, Tarot Card Reading, or Similar	--	--	--	--	

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}	
Retail, General	P	P	P	P	New developments or expansions resulting in an aggregate gross floor area of 50,000 square feet or more shall require approval of a Conditional Use Permit pursuant to § 30-26. Changes in tenancy within an existing approved retail development shall not require a Conditional Use Permit, provided the use is permitted by right and no physical expansion of the development or other applicable review trigger under this Code occurs.
Unattended Donation Box	P	P	P	C	See § 30-48 for applicable standards and regulations
Shooting Range – Indoor	--	--	C	C	
Smoke, Tobacco or Vape Shop	C	C	C	C	See § 30-10.4.2
Swap Meet (Indoor or Outdoor)	--	C	C	--	
EATING ESTABLISHMENTS					
Commercial Kitchen / Food Preparation Facility	C	P	P	P	
Commissary Kitchen / Shared Kitchen	--	C	P	P	
Food Hall / Market Hall	--	P	C	--	
Restaurant, Full-Service with no Alcohol Sales	P	P	P	P	
Restaurant, Full-Service with more than 50% of the overall seating area for outside dining	C	C	C	--	
Restaurant, Limited-Service with no Alcohol Sales	P	P	P	P	
Restaurant with Alcohol Sales	C	C	C	C	See § 30-51 for applicable standards and regulations
BREWERIES, BARS, AND LOUNGES					
Bar, Tavern, or Cocktail Lounge	--	C	C	C	See § 30-51
Brewery, Winery, or Distillery – Accessory Production	C	C	C	C	
Brewery, Winery, or Distillery – Production	--	C	C	C	See § 30-51

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

“P”: Permitted Use “C”: Use Permitted Subject to Conditional Use Permit “ A”: Accessory Use “--”: Prohibited Use					
Uses	Commercial and Industrial Zones				Specific Use Regulations
	C-L ^a	C-G ^a	M-L ^{a, b}	M-G ^{a, b}	
Brewery, Winery, or Distillery – Tasting Room	--	C	C	C	See § 30-51
Nightclub	--	--	--	--	
Smoking Lounge	C	C	C	C	
VEHICLE-RELATED USES					
Vehicle Sales, New	--	C	P	C	
Vehicle Sales, Used	--	C	P	C	See § 24-7
Vehicle Rental	--	P	P	C	
Vehicle Washing/Detailing	--	--	C	C	
Vehicle Service, Major	--	C	P	P	
Vehicle Service, Minor	P	P	P	C	
Service/Fueling Station, Vehicle	C	C	C	C	
Electric Vehicle Charging Stations - Accessory	A	A	A	A	Permitted by right as an accessory use in all zoning districts where the principal use is permitted, provided the electric vehicle charging station is incidental and subordinate to the principal use.
Electric Vehicle Charging Stations - Stand-Alone	P	P	P	P	
Electric Vehicle Charging Stations - Commercial Fleet/ Heavy-Duty Trucks	--	--	C	P	All Commercial Fleet / Heavy-Duty Electric Vehicle Charging Stations shall be designed and operated to accommodate the safe and efficient movement, staging, and charging of medium- and heavy-duty vehicles, including but not limited to trucks, transit vehicles, and commercial fleet vehicles.
ENTERTAINMENT VENUES					
Commercial Recreation Facility - Indoor	P	P	P	P	See § 7-6.9; does not include shooting ranges
Commercial Recreation Facility - Outdoor	C	C	P	P	
Entertainment Venue	--	C	C	C	For ancillary alcoholic service see § 30-51.
Banquet and Event Venue	--	C	C	C	

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}	
ART, RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES					
Art Gallery / Exhibition Space	P	P	P	--	
Assembly or Meeting Facility	C	C	C	C	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	
Community or Cultural Center	P	P	P	P	
Community Garden	P	P	P	P	
Creative Production Space - Artist Studio / Creative Workspace	P	P	P	P	
Creative Production Space - Maker Space / Fabrication Studio	--	C	P	P	
Government Facility	P	P	P	P	
Government Public Safety Facility	P	P	P	P	
Library	P	P	P	--	
Museum	P	P	P	P	
Public Park and Recreation Facility	P	P	P	P	
Recreational Vehicle, Park	--	--	--	--	
Religious Institution	C	C	C	C	
Schools, Public or Private	C	C	C	C	
Schools, Business, Trade	C	C	P	P	
INDUSTRY, MANUFACTURING AND PROCESSING, WAREHOUSING, AND WHOLESALING USES					
Shipping Container Storage Yard	--	--	--	--	
Cold Storage/Refrigerated Warehouse	--	--	P	P	
Data Center	--	--	--	--	

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}	
Food and Kindred Products Processing	--	--	P	P	A Conditional Use Permit shall be required for food processing operations that involve fermentation, odor-producing processes, outdoor processing activities, or other operations determined by the Director to have the potential to create off-site nuisance impacts.
Freight Terminal	--	--	--	C	
Handcraft Industries	--	--	P	P	
Industrial - Light	--	--	P	P	CUP required for outdoor activities. See § 30-20.6 Outside Storage and Display
Industrial – Heavy	--	--	--	P	CUP required for outdoor activities. See § 30-20.6 Outside Storage and Display
Industrial – Heavy Manufacturing and Processing	--	--	--	--	
Industrial – Animal and Organic By-Product Processing	--	--	--	--	
Industrial – Waste and Hazardous Material Handling	--	--	--	--	
Industrial Storage and Distribution	--	--	C	C	CUP required for outdoor activities, storage or the distribution of hazardous materials. See § 30-20.6 Outside Storage and Display.
Junk, Salvage and Wrecking Yards	--	--	--	--	
Industrial - Laundries and Dry Cleaning	--	--	P	P	
Metal Products Fabrication, Machine and Welding Shops.	--	--	P	P	
Outdoor Storage - Accessory Use	A	A	A	A	See § 30-20.6 Outside Storage and Display
Outdoor Storage - Principal Use	--	--	--	C	See § 30-20.6 Outside Storage and Display
Pallet Yard	--	--	--	--	

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

“P”: Permitted Use “C”: Use Permitted Subject to Conditional Use Permit “A”: Accessory Use “--”: Prohibited Use					
Uses	Commercial and Industrial Zones				Specific Use Regulations
	C-L ^a	C-G ^a	M-L ^{a, b}	M-G ^{a, b}	
Personal (Self) Storage Facility	--	--	C	C	
Large Collection and Recycling Processing Facilities	--	--	C	C	see §30-10.4.6 for criteria and standards
Towing and Vehicle Holding Areas	--	--	--	--	
Truck Fueling Station	--	--	C	C	
Truck Yard / Terminal	--	--	--	C	
Truck / Trailer Wash Facility	--	--	C	C	
Truck Maintenance and Repair Facility	--	--	P	P	
Truck / Trailer / Heavy Equipment (Commercial), New / Used Sales and Rental	--	--	P	P	
Warehousing, Wholesale or Distribution – Small (< 50,000 sf)	--	--	P	P	New developments or expansions resulting in an aggregate gross floor area of 50,000 square feet or more shall require approval of a Conditional Use Permit pursuant to § 30-26. Changes in tenancy within an existing approved warehouse, wholesale, or distribution facility shall not require a Conditional Use Permit, provided the use is permitted by right and no physical expansion of the development or other applicable review trigger under this Code occurs. Subject to approval of a conditional use permit if use 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.
Warehousing, Wholesale or Distribution – Large (≥50,000 sf)	--	--	C	C	
Distribution Center / Cross-Dock Facility	--	--	--	--	

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

“P”: Permitted Use		“C”: Use Permitted Subject to Conditional Use Permit			
“A”: Accessory Use		“--”: Prohibited Use			
Uses	Commercial and Industrial Zones				Specific Use Regulations
	C-L ^a	C-G ^a	M-L ^{a, b}	M-G ^{a, b}	
Cold Storage / Refrigerated Warehouse	--	--	P	P	
UTILITY, TRANSPORTATION, AND COMMUNICATIONS					
Parking facilities	--	C	C	C	
Transit facility	C	C	C	P	
Transportation Facility - Public	C	C	P	P	
Public utilities facility	C	C	C	P	
Wireless telecommunication facility	See § 30-46				
OTHER USES					
Agriculture, Small-Scale	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 ≥ 50,000 sf	C	C	C	C	Aggregate square footage
Outdoor Sales Area >2,000 sf	C	C	--	--	Permanent area, not temporary
Outdoor Markets and Vendor Sales	C	C	C	C	TUP or CUP. See § 30-10.4.7
Certified Small Collection Facility	A	A	A	A	See §30-10.4.6 for criteria.
Temporary Outdoor Event and Sales	A	A	A	A	Subject to issuance of a temporary use permit for the accessory use
BESS Tier 2 – Medium-Scale/Commercial	A	A	A	A	
BESS Tier 3 – Industrial-Scale/Public Utility	--	--	--	C	

- 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	20,000 sf	20,000 sf	See § 30-20.2 for exceptions
Minimum lot width	70 ft	70 ft	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 10 ft b, c	10 ft a, b, c 0 ft b, c 0 ft b, c 10 ft b, c	20 ft a, d, e 0 ft d, e 0 ft d, e 20 ft d, e, f	20 ft a 0 ft d, e 0 ft d, e 20 ft d, e, f	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 FENCING				
Landscaping	See § 30-43 LANDSCAPING				
Parking	See § 30-21 OFF-STREET PARKING AND LOADING				
Signs	See § 30-22 SIGN REGULATIONS				

Notes:

- 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.
- Residential buildings shall meet the setback standards of the High-Density Residential (R-H) Zone.
- A minimum setback of 10 feet shall be required where a rear lot line abuts a residential zone.
- A minimum setback of 20 feet shall be required where a rear lot line abuts a residential zone or a street.
- 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.
- The setback may be reduced to 10-feet if the size of the lot is less than 15,000 square feet.

§ 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.

§ 30-10.4.2 Smoke, Tobacco or Vape Shop

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.

§ 30-10.4.3 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 industrial uses.

§ 30-10.4.4 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.

§ 30-10.4.5 Alternative Financial Services – Payday Loan and Auto Title 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.

§ 30-10.4.6 Recycling Collection and Processing Facilities

a. General Regulations

1. Recycling collection and processing facilities shall comply with all applicable federal, state, and local regulations, including the California Beverage Container Recycling and Litter Reduction Act of 1986 and the California Used Oil Recycling Enhancement Act.
2. Certified Small Collection Facilities shall be permitted as an accessory use in commercial, mixed-use, and industrial zones, subject to the standards of this Section.
3. Small Used Oil Collection Facilities shall be permitted as an accessory use in commercial, mixed-use, and industrial zones when located within an enclosed building and operated in conjunction with an auto-related business.
4. Large Collection Facilities and Recycling Processing Facilities shall require approval of a Conditional Use Permit pursuant to Section 30-26.

5. All recycling facilities shall comply with the development, operational, maintenance, screening, health, safety, and performance standards of this Section.

b. Certified Small Collection Facilities

1. Certified Small Collection Facilities shall comply with the following standards:
2. Be located as an accessory use to a shopping center zone containing at least 10,000 square feet of gross sales floor area located in a commercial, mixed-use (except MU-TOD), or industrial with a lot coverage area less than 40%, and shall not exceed one certified small collection facility per center.
3. Occupy no more than 500 square feet of outdoor site area (outdoor use only) and no more than four parking spaces.
4. Maintain adequate pedestrian and vehicular circulation and shall not obstruct required accessways, drive aisles, or emergency access.
5. Be located and designed to minimize impacts on required parking and adjacent properties.
6. Be screened from public streets and adjacent properties through site placement, landscaping, decorative walls, fencing, or similar screening methods.
7. Shall use containers that are constructed and maintained with durable waterproof and rustproof material, the color of which shall be coordinated with companion buildings with kiosk-type structures and when the site is not attended, secured from unauthorized entry or removal of materials collected and collected schedules.
8. Maintain the site free of litter, debris, graffiti, and other nuisance conditions.
9. Shall only accept glass, metals, plastic containers (CRV), and reusable clothing items; containers shall be clearly marked to identify the type of materials which may be deposited.
10. Display the name and telephone number of the facility operator, hours of operation, and other information required by the City.
11. Shall not, except in the case of Reverse Vending Machines, utilize power-driven processing equipment.
12. Comply with the noise standards of this Title.
13. Facilities located within 100 feet of residentially zoned or occupied property shall operate only between 9:00 a.m. and 7:00 p.m.
14. Containers intended for after-hours collection shall be located at least 30 feet from residentially zoned or occupied property unless otherwise approved by the Director based on site design and noise attenuation measures.
15. Signage shall comply with the requirements of the underlying zoning district.
16. Such facilities must conform to the property development standards described herein and must be approved by the Architectural Review Board.

C. Large Collection Facilities and Recycling Processing Facilities

1. Large Collection Facilities and Recycling Processing Facilities shall comply with the following standards:
2. Obtain approval of a Conditional Use Permit pursuant to Section 30-26.

3. Be located only within industrial zoning districts and shall not abut any property zoned residential, commercial or mixed-use.
4. Maintain all storage areas in a secure, orderly, and well-maintained condition.
5. Store recyclable materials in approved containers and comply with all applicable fire, building, health, and environmental regulations.
6. Maintain the site free of litter, debris, dust, odors, and other nuisance conditions.
7. Comply with the noise standards of this Title.
8. Facilities located within 500 feet of residentially zoned property shall not operate between 7:00 p.m. and 7:00 a.m., unless otherwise authorized through a Conditional Use Permit.
9. Display the name and telephone number of the facility operator, hours of operation, accepted recyclable materials, and other information required by the City.
10. Signage shall comply with the requirements of the underlying zoning district.
11. Recycling processing activities shall occur entirely within an enclosed building unless otherwise approved through a Conditional Use Permit.
12. Outdoor storage or processing of recyclable materials may be permitted only when specifically authorized through a Conditional Use Permit and subject to conditions necessary to protect adjacent properties and the public health, safety, and welfare. However, open-air collection/processing facilities are strongly discouraged.
13. No dust, fumes, smoke, vibration, odor, or other nuisance impacts shall be detectable beyond the property boundaries in excess of applicable City standards.

§ 30-10.4.7 Outdoor Markets and Vendor Sales

Location and Compatibility. Markets shall be located on sites that are adequate in size and configuration to accommodate vendor operations, pedestrian circulation, parking demand, and vehicle access, and shall be compatible with surrounding uses. Markets shall not obstruct required emergency access or public rights-of-way unless expressly approved by the City.

Permitting. Outdoor Markets and Vendor Sales shall require approval of a Temporary Use Permit (TUP) or Conditional Use Permit (CUP), as determined by the City based on the scale, frequency, and intensity of the proposed operation. The City may impose conditions necessary to ensure compatibility with surrounding uses and to address potential impacts related to traffic, parking, noise, and public safety.

Frequency and Duration. Markets may be approved on a temporary, seasonal, or recurring basis as determined appropriate by the City. Permanent daily operations shall be considered for commercial use and shall not be classified as an Outdoor Market and Vendor Sales use.

Hours of Operation. Hours of operation shall be established through the approved permit and shall be designed to minimize impacts on surrounding uses. Setup and breakdown activities shall be limited to approved time periods.

Vendor Operations. All vendors shall operate under a single market operator responsible for overall site management and compliance with permit conditions. Vendors shall operate within designated areas and shall comply with all applicable business licensing and regulatory requirements.

Health and Safety. Markets shall comply with applicable fire, building, and environmental health regulations. Adequate provisions shall be made for solid waste collection, sanitation, and safe pedestrian access. Food vendors shall obtain required health permits prior to operation.

This page intentionally left blank.