

Chapter 18.34: Industrial Districts: "GI" General Industry and "HI" Heavy Industry

Sections:

18.34.010	Purpose
18.34.020	Land Use Regulations
18.34.030	Permit Requirements for New Development
18.34.040	Site Development Regulations and Performance Standards

18.34.010 Purpose

The specific purposes of "Industrial" Districts are to:

1. Promote and preserve the city's industrial areas as significant employment generators.
2. Accommodate a variety of existing, traditional industries ranging from small, employee-intensive businesses to large, capital-intensive businesses, while anticipating new technologies and business-service uses.
3. Preserve areas of the city for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing compatibility in use and form.
4. Identify appropriate standards for reviewing proposals for new development and redevelopment, where appropriate, in industrial areas.
5. Ensure the provision of services and facilities needed to accommodate planned employment densities.
6. Additional purposes of each "Industrial" District:

"GI" General Industry. Provide areas for businesses that have limited potential to create significant adverse visual, noise, or other impacts to adjoining public and residential properties. Supporting retail and restaurant uses may be allowed subject to size limits and siting criteria. Uses characterized by substantial outdoor processing and/or storage are not allowed.

"HI" Heavy Industry. Provide areas for the broadest range of industrial uses, including those that are characterized by significant outdoor processing or storage. Supporting retail and restaurant uses may be allowed subject to size limits.

18.34.020 Land Use Regulations

Schedule 18.34.020-A and Section 18.34.030, Permit Requirements for New Development, below prescribe the development regulations for "Industrial" Districts.

"P" designates permitted use classifications subject to the provisions of Section 18.34.030.

"L" designates use classifications that are permitted subject to certain limitations prescribed by the additional use regulations contained in this chapter.

"Sd" designates use classifications that are permitted after review and approval of a site development permit by the Director.

"S" designates use classifications that are permitted after review and approval of a site development permit by the Board of Administrative Review.

"U" designates use classifications that are permitted after review and approval of a use permit by the Planning Commission.

Use classifications are defined in Chapter 18.60, Use Classifications. In cases where a 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. Use classifications not listed or not substantially similar to the uses in the schedule below are prohibited. The schedule also notes additional regulations that apply to various uses.

Schedule 18.34.020-A: Use Regulations—"Industrial" Districts

Use Classifications	"GI"	"HI"	Additional Regulations
<i>Residential Uses</i>			
Single Family	L6	L6	
Residential Cannabis Cultivation	L19P	L19P	<i>See Chapter 6.12</i>
<i>Public and Semipublic Uses</i>			
Cultural Institutions	S	—	
Colleges and Trade Schools, Public and Private	S	—	
Public Safety Facilities	S	S	
<i>Commercial Uses</i>			
Commercial Recreation	S	—	
Convenience Gas Mart	S	S	<i>See Section 18.43.090</i>
Eating and Drinking Establishments			
Restaurants, Full Service	Sd	Sd	
Food and Beverage Preparation	P	—	
Offices, Business & Professional	L17	L17	
Offices, Medical and Dental	L22 S	U	
Clinics	L22 S	U	
Retail Sales	L15	L15	
Vehicle Equipment Sales and Services			
Automobile/Vehicle Repair, Major	P	P	<i>See Section 18.43.050</i>
Automobile/Vehicle Repair, Minor	P	P	<i>See Section 18.43.050</i>
Large Vehicle/Equipment Sales, Service & Rental	P	P	
Vehicle Storage	S	S	
Wholesale, Distributing, & Storage	P	P	
Retail Cannabis Sales	L20P	L20P	<i>See Chapter 6.12</i>
Commercial Cannabis Cultivation	L19P	L19P	<i>See Chapter 6.12</i>

Use Classifications	"GI"	"HI"	Additional Regulations
Industrial Uses			
Contractors' Office & Shop Buildings	P	P	See Section 18.43.130
Contractors' Storage Yards	Sd	P	
Industry, Handicraft/Custom	P	P	
Industry, General	P	P	
Industry, Heavy	S	P	
Salvage/Wrecking	L14 S	U	
Warehousing & Storage	P	P	
Self-Storage Warehouses	Sd	—	
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	L21P	L21P	See Chapter 6.12
Transportation, Communication, and Utilities Uses			
Communication Antennae & Transmission Towers	L16	L16	See Section 18.40.010
Communication Facilities within Buildings	P	P	
Freight/Truck Terminals and Warehouses	S	S	
Truck Weigh Stations	P	P	
Utilities, Major	P	P	
Utilities, Minor	P	P	
Agriculture and Extractive Uses			
Goat Grazing for fire fuel management	Sd	Sd	
Mining and Quarrying	U	U	
Nurseries	P	U	
Accessory Uses and Structures			See Section 18.43.020
Temporary Uses			See Chapter 18.17
Nonconforming Uses			See Chapter 18.46
Specific Limitations			
L6 A single caretakers' quarters only, not to exceed 1,000 square feet. Site development permit required.			
L14 No outdoor storage, dismantling, or similar activities.			
L15 Store sales allowed as an accessory use not to exceed 10 percent of floor area.			
L16 Use permit required for transmission towers.			
L17 Offices that support industrial uses, business and office parks, and corporate offices, excluding small scale offices oriented to individual/personal services.			
L19 Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12, Cannabis Activity			
L20 Retail sales of cannabis products permitted in accordance with the provisions of Chapter 6.12, Cannabis Activity.			
L21 Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage permitted in accordance with the provisions of Chapter 6.12, Cannabis Activity.			

18.34.030 Permit Requirements for New Development

A site development permit approved by the BAR shall be required under any of the following circumstances unless otherwise noted:

1. The proposed building(s) or building additions exceed the following:
 - a. 10,000 square feet (site development permit—Director)
 - b. 20,000 square feet (site development permit—BAR)
2. Industrial or manufacturing uses which, in the opinion of the Director, may be objectionable by reason of producing offensive odor, dust, noise, bright lights, vibration, project scale, or traffic volumes or involving the storage or use of explosives or other dangerous materials.
3. The property has direct access to or frontage on a designated arterial street or frontage road.
4. The property is not located on an improved public street developed to serve industrial traffic.
5. The property abuts a residential district.

18.34.040 Site Development Regulations and Performance Standards

See Schedule 18.34.040-A below prescribes the development regulations for industrial districts.

Schedule 18.34.040-A: Development Regulations—"Industrial" Districts

	"GI"	"HI"	Additional Regulations (Letters refer to standards immediately below the table.)
<i>Building Scale – Intensity of use</i>			
Minimum Lot Area (square feet)	20,000	1 acre	<i>See Section 18.46.080 (Nonconforming Parcels)</i>
Minimum Lot Width (feet)	100	100	<i>See Section 18.46.080 (Nonconforming Parcels)</i>
<i>Building Form and Location</i>			
Maximum Building Height (feet)	50	50	(1)
Sky plane adjacent to "R" districts	45°	45°	(2)
Minimum Yards (feet)			(3)
Front	25	25	(4)
Side and Rear	No side yard		Not required unless buffer yard is required
Corner Side	25	25	(4)
<i>Other</i>			
Buffer Yard Standards	<i>See Section 18.40.020</i>		
Outdoor Storage	Outdoor storage shall be screened from view from public streets or any "R" district with a solid masonry block, concrete panel, or similarly constructed wall.		

- (1) **Maximum Building Height.** Building height may be increased by site development permit. Projections above the maximum height limit are allowed for chimneys, towers,

spires, mechanical equipment, and antennas per Section 18.40.080, Exceptions to Height Limits.

- (2) **Sky Plane Encroachments.** Encroachments permitted subject to specified standards as prescribed in Section 18.40.080, Exceptions to Height Limits.
- (3) **Front-Yard Landscape.** All unimproved areas within building and parking setbacks shall be landscaped.
- (4) **Front-Yard and Street Side-Yard Setbacks.** Twenty-five feet for arterial streets and frontage roads. All other street setbacks 20 feet minimum. Nonarterial and frontage road front-yard setbacks may be reduced to 15 feet for parcels less than 45,000 square feet.