

TABLE 21-1
Permitted and Conditional Uses – Industrial Zones

Use	C/LI	LI	I	M-1
Accessory buildings necessary to use located on same lot or parcel	P	P	P	P
Adult Entertainment Establishment (see Chapter 16.54)	X	X	C*	X
Alcohol and Alcoholic Beverages Manufacturing	X	X	C	C
Animal Hospitals, Kennels & Veterinary Clinic	P	P	C	P
Automobile Service Station (fuel sales; see Chapter 16.72)	C*	C*	C*	C
Automobile Repair and/or Tune-up Shop	P	C	C	P ₁
Automobile Dismantling	X	X	X	C
Assembly (small scale, see definition)	P	P	P	P
Assembly (large scale, see definition)	C	C	P	P
Catering establishment and box lunch preparation	X	X	X	P
Commercial Retail Businesses - 30,000 sf or smaller, and not listed otherwise in Table 21-1	P	C	X	X
Commercial Retail Businesses – Over 30,000 sf, and not listed otherwise in Table 21-1	C	C	C	X
Commercial Service Businesses - 10,000 sf or smaller, and not listed otherwise in Table 21-1	P	C	C	X
Commercial Service Businesses - Over 10,000 sf, and not listed otherwise in Table 21-1	C	X	X	X
Day Care Center (see Chapter 16.60)	C*	C*	X	X
Day Care Center, Employer-Sponsored Child (see Chapter 16.60)	C*	C*	C*	C*
Distribution (low-intensity, e.g. local distribution)	C	P	P	P
Distribution (high intensity, e.g. regional distribution, freight terminal)	C	X	P	P
Distribution – wholesale alcohol	X	C	C	X
Drive-through Facility (see Chapter 16.66)	C*	C*	C*	X*
Dwelling – Emergency Shelter, Migrant Farmworker Group Quarters	C*	C*	X	X

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Use	C/LI	LI	I	M-1
Dwelling – Live/work studio	C	C	X	X
Dwelling – Caretaker	C	C	C	C
Equipment Rental	C	C	P	P
Farm vehicle sales, storage, repair, and auction (b)	C	X	P	X
Food Processing	X	X	C	P
Furniture Sales, Rentals, or Repairs	P	P	P	P
Health Clubs	C	C	X	X
Laboratories	C	C	C	P
Libraries, museums and private clubs	X	X	X	C
Lumberyards	X	X	X	P
Manufacturing (small scale, see Definition)	P	P	P	P
Manufacturing (large scale, see Definition)	X	X	P	P
Manufacturing – chemicals, alcohol, asphalt, batteries, rubber fabrication	X	C	C	C
Motion Picture Studio	C	C	C	P
Nurseries	C	C	C	P
Office – Business or Professional – As primary use	P	P	X	X
Office – Business or Professional – As accessory to primary commercial or industrial use	A	A	A	A
Processing (small scale, see Definition)	X	P	X	P
Processing (large scale, see Definition)	X	X	C	C
Public Facilities for governmental purposes	X	X	X	C
Public storage facility/mini-warehouse	C	C	C	C
Public Utility Yard	C	C	C	C
Recreational enterprises and facilities	X	X	X	C
Recycling Facility (see Chapter 16.70)	X	C*	C*	P*
Research and Development Businesses	P	P	P	P
Restaurant, including fast-food	C	C	X	X
Slaughtering	C	C	X	X
Storage (large scale, e.g. construction equipment, building material, operating motor vehicles, transit and transportation equipment (b))	C	C	P	P

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Use	C/LI	LI	I	M-1
Storage – non-operating motor vehicles, even when in conjunction with another use on the same lot or parcel	X	X	X	C
Surface Mining and Reclamation (see Chapter 16.100 et seq.)	X	X	C*	C*
Telecommunications Facilities (see Chapter 16.50)	C*	C*	C*	C*
Trade School	P	P	C	P
Truck Repair and Overhauling	X	X	X	P
Trucking, freighting or draying yards or terminals	X	X	X	C
Utility Distribution and Transmission Stations	C	C	C	X
Vehicle impound yards (b)	X	C	P	P
Vehicle parts and equipment stores	X	X	X	P
Vehicle sales – wholesale (b)	C	X	C	X
Vehicle sales – retail	C	C	C	X
Vehicle rental agency	C	C	C	X
Warehouse (other than Distribution)	C	C	C	X
Wholesaling	P	P	P	X

Key: P = Permitted Use

C = Conditional Use Permit Required
(see Chapter 16.218)

A = Permitted as an Accessory Use

X = Not Permitted

* = Special use conditions and/or development standards apply

1. When operated or maintained wholly within a building

Notes: (a) Food Processing is accepted and addressed separately above.

(b) See Section 16.21.050 regarding outdoor storage and activity.