

LI (LIGHT INDUSTRIAL) ZONING DISTRICT

The LI zoning district is applied to areas appropriate for light industrial and manufacturing, warehousing, offices and assembly uses. Land uses allowed in the LI zoning district will not create objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, or industrial wastes. The LI zoning district is consistent with the Light Industrial land use designation of the General Plan.

SUMMARY OF ALLOWABLE LAND USES & PERMIT REQUIREMENTS

Please refer to the Zoning Ordinance for a complete listing of regulations.

TABLE 2-6 Allowed Uses and Permit Requirements for Industrial Zoning Districts	P Permitted Use (2) (3) MUP Minor Use Permit Required (3) UP Use Permit Required (3) — Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	BPI	LI	HI	

AGRICULTURE & OPEN SPACE USES

Beekeeping	P	P	—	
Crop production and horticulture	—	P	P	

INDUSTRY, MANUFACTURING & PROCESSING USES

Agricultural products processing	—	UP	UP	
Animal processing plants, rendering	—	—	UP	
Chemical product manufacturing	—	—	UP	
Concrete, gypsum, and plaster products	—	—	UP	
Electronics, equipment, and appliance manufacturing	P	P	P	
Fabric product manufacturing	P	P	P	
Food and beverage manufacturing	P	P	P	
Furniture and fixtures manufacturing, cabinet shops	P	P	P	
Handcraft industries, small scale manufacturing	P	P	P	
Laundries and drycleaning plants	P	P	P	
Lumber and wood product manufacturing	—	P	P	
Machinery manufacturing	—	P	P	
Metal products fabrication, machine/welding shops	—	P	P	
Metal products manufacturing	—	UP	UP	
Paper products manufacturing	—	P	P	
Paving material manufacturing	—	—	UP	
Pharmaceuticals manufacturing	P	P	P	
Plastics, synthetics, rubber products manufacturing	—	—	P	
Printing and publishing	P	P	P	
Recycling – Composting	—	P	P	27.34.160
Recycling – Large collection facility	—	UP	P	27.34.160
Recycling – Light processing facility	—	UP	P	27.34.160
Recycling – Scrap and dismantling yards	—	—	UP	27.34.160
Recycling – Small collection facility	—	P	P	27.34.160
Research and development (R&D)	P	P	P	
Structural clay and pottery product manufacturing	P	P	P	
Textile and leather product manufacturing	—	UP	P	
Warehousing, wholesaling and distribution	P	P	P	
Wineries, distilleries	—	P	P	

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RECREATION, EDUCATION, AND ASSEMBLY USES

Emergency Shelter***	—	UP	—	27.21.030
Health/fitness facilities	P	UP	UP	
Outdoor commercial recreation	UP	UP	UP	
Religious places of worship	—	UP	—	

RESIDENTIAL USES

Agricultural worker housing *	—	P	P	
Caretaker housing	MUP	MUP	MUP	
Indoor Marijuana Cultivation (Nonmedical, up to six plants****)	P	P	P	27.37.030 27.42.020
Multi-family dwelling, in a mixed-use project	—	UP (4)**	—	
Live/work facilities	MUP	MUP	—	

RETAIL AND SERVICE USES

Auto and vehicle sales/rentals	—	MUP	—	
Automated teller machines (ATMs)	P	P	P	27.34.050
Banks and financial institutions	P	P	—	
Building materials stores	P	P	—	
Business support services	P	P	P	
Child and adult day care centers	MUP	MUP	—	27.34.070
Construction equipment sales	—	P	P	
Hotels and motels	UP	—	—	
Marijuana accessories sales****	—	—	—	27.06.050
Marijuana cultivation****	—	—	—	27.06.050
Marijuana distribution facilities****	—	—	—	27.06.050
Marijuana microbusinesses****	—	—	—	27.06.050
Marijuana mixed-light cultivation****	—	—	—	27.06.050
Marijuana nurseries****	—	—	—	27.06.050
Marijuana product manufacturing****	—	—	—	27.06.050
Marijuana retail sales****	—	—	—	27.06.050
Marijuana testing facilities****	—	—	—	27.06.050
Mobile home, recreational vehicle, and boat sales	—	MUP	—	
Offices – Accessory	P	P	P	
Offices – Business and professional	P	P	P	
Public utility or safety facilities	P	P	P	
Restaurants	P	MUP	MUP	
Restaurants, accessory cafeteria	P	P	P	
Storage – Outdoor	P	P	P	27.34.150
Storage – Personal storage facilities (mini-storage)	—	P	P	
Vehicle services – Maintenance/minor repair	—	P	P	
Vehicle services – Major repair/body work	—	P	P	
Vehicle services – Service stations	UP	P	P	
Veterinary clinics, animal hospitals, kennels	P	P	—	

TRANSPORTATION & COMMUNICATIONS USES

Broadcast studios	P	P	—	
Heliports	—	UP	UP	
Parking facilities/vehicle storage	—	UP	P	
Telecommunications facilities	UP	UP	UP	27.34.200

LAND USE (1)		PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
		BPI	LI	HI	
Transit stations and terminals		P	P	UP	
Utility infrastructure		P	P	P	
Vehicle and freight terminals		—	UP	P	

P Permitted Use (2) (3)
MUP Minor Use Permit Required (3)
UP Use Permit Required (3)
— Use not allowed

Notes:

- (1) See Section 27.06.030.A regarding uses not listed. See Article 6 for definitions of the listed land uses.
- (2) Zoning Clearance required, see Section 27.42.020.
- (3) Site Plan and Design Review may also be required. See Section 27.42.030.
- (4) Residential uses may be permitted only on second or higher floors, above nonresidential uses. Accessible units that meet ADA requirements may be located on the ground floor.*

* Revised 03/03/04, ORD. 2004-178
** Revised 11/03/04, ORD. 2004-184
*** Revised 09/17/2014, ORD. 2014-287
**** Revised 04/09/2018, ORD. 2017-318

**LI ZONING DISTRICT
SUMMARY OF GENERAL DEVELOPMENT STANDARDS**

Requirement by Zoning District		
BPI	LI	HI

Minimum lot size (1)	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>		
Minimum lot area	10,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.
Minimum dimensions	100 ft.		
Setbacks	<i>Minimum setbacks required. See Chapter 27.20 for setback measurements, exceptions, and allowed projections into setbacks.</i>		
Front	10 ft.	10 ft.	10 ft.
Sides (each)	10 ft.	None required	None required
Rear	10 ft.	10 ft.	None required
Site coverage	50% maximum		
Height limit (2)	50 ft.		
Landscaping	As required by Chapter 27.28 (Landscaping)		
Lighting	As required by Section 27.20.030.B		
Parking and loading	As required by Chapter 27.30 (Parking and Loading)		
Signs	As required by Chapter 27.32 (Signs)		

Notes:

- (1) Minimum area and dimensions for parcels proposed in new subdivisions. The review authority may allow smaller parcels and reduced dimensions in condominium projects through the subdivision approval process, provided that the common ownership parcel complies with this minimum area requirement.
- (2) Maximum allowed height of structures. Exceptions may be allowed by Chapter 27.20 (General Property Development and Use Standards).