

TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS

Use Classifications	O	BP	RBP	IL	IH	Additional Regulations
Residential Use Classifications						
Caretaker Residence	-	-	-	P(2)	P(2)	
Lodging-to-Dwelling Conversion	C	C	C	C	C	§ 15-2737.5 Lodging-to-Dwelling Conversion Requirements
Public and Semi-Public Use Classifications						
Colleges and Trade Schools, Public or Private	P(3)	P(3)	P(3)	P	P	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	P	-	§ 15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	P	P (14)	P (14)	P (14)	-	
Community Garden	P	P	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Conference/Convention Facility	C	C	C	-	-	
Cultural Institutions	P	P	P	-	-	

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Day Care Centers	P	P	P	P (15)		<u>§ 15-2725</u> , Day Care Centers and Family Child Care Homes
Emergency Shelter	-	-	P	P	-	<u>§ 15-2729</u> , Emergency Shelters
Government Offices	P	P	P	P	P	
Hospitals and Clinics						
Hospital	C(11)	C(11)	C(11)	C(11)	C(11)	
Clinic	P	P	P	C	-	
Substance Abuse Treatment Clinic	C(13)	C(13)	C(13)	C(13)	-	
Instructional Services	P	P	P	P	P	
Park and Recreation Facilities, Public	P	P	P	P	P	
Parking, Public or Private	P	P	P	P	P	
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	P	P	P	P	-	
Social Service Facilities	C	C	C	C	-	

Commercial Use Classifications

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Adult-Oriented Business	-	-	-	C	C	<u>§ 15-2705</u> , Adult-Oriented Businesses; <u>§ 9-2001</u> , Picture and Live Arcades
Aircraft Sales, Services, and Storage	-	P	P	P	P	
Animal Care, Sales and Services						
Kennels	-	P	P	P	P	
Veterinary Services	C	P	P	P	P	
Artist's Studio	P	P	-	P	-	
Automobile/Vehicle Sales and Services						
Automobile Rentals	P	P	P	P	P	<u>§ 15-2709</u> , Automobile and Motorcycle Retail Sales and Leasing
Automobile/Vehicle Sales and Leasing	-	P	P	P	-	<u>§ 15-2709</u> , Automobile and Motorcycle Retail Sales and Leasing
Automobile/Vehicle Repair, Major	P	P	P	P	P	<u>§ 15-2710</u> , Automobile/Vehicle Service and Repair, Major and Minor

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Automobile/Vehicle Service and Repair, Minor	P	P	P	P	P	
Large Vehicle and Equipment Sales, Service and Rental	P	P	P	P	P	
Service Station	P	P	P	P	P	<u>§ 15-2755</u> , Service Stations
Towing and Impound	-	-	-	C	C	<u>§ 15-2765</u> , Vehicle Impound Yard (Tow Yard) and Transit Storage
Washing	P	P	P	P	P	<u>§ 15-2711</u> , Automobile/Vehicle Washing
Banks and Financial Institutions						
Banks and Credit Unions	P	P	P	P	-	
Check Cashing Businesses and Payday Lenders	-	-	-	-	-	<u>§ 15-2715</u> , Check Cashing Businesses, Payday Lenders, and Similar Financial Services
Business Services	P	P	P(6)	P	P	
Banquet Hall	C	C	C	C	-	<u>§ 15-2712</u> , Banquet Hall

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Eating and Drinking Establishments						
Restaurant with Alcohol Sales	C	C	C	C	C	<u>§ 15-2751</u> , Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges; <u>§ 15-2744</u> , Outdoor Dining and Patio Areas
Restaurant without Alcohol Sales	P	P	P	P	P	
Entertainment and Recreation						
Motorcycle/Riding Club	-	-	-	P	P	<u>§ 15-2742</u> , Motorcycle/Riding Clubs
Shooting/Archery Range	-	-	-	P	P	<u>§ 15-2756</u> , Shooting Ranges/Archery Ranges
Small-Scale	-	C	C	C	-	<u>§ 15-2708</u> , Arcades, Video Games, and Family Entertainment Centers, <u>§ 9-1801</u> , Billiard Rooms
Food and Beverage Sales						
Farmer's Market	P	P	P	P	-	
General Market	P	P	P	P	-	<u>§ 15-2744</u> , Outdoor Dining and Patio Areas; <u>§ 15-2745</u> , Outdoor Retail Sales

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Healthy Food Grocer	-	P	P	P	-	
Food Preparation	-	P	P	P	P	
Funeral Parlors and Internment Services	-	P	P	P	-	§ 15-2714, Body Preparation and Funeral Services
Live/Work	-	-	-	P	-	
Lodging						
Hotels and Motels	P	P	P	P	-	
Maintenance and Repair Services	-	P	P	P	P	
Offices						
Business and Professional	P	P	P	P	P	
Medical and Dental	P	P	P	P	-	
Walk-In Clientele	P	P	P	P	-	
Personal Services						
General Personal Services	P	P	P	P	-	

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Tattoo or Body Modification Parlor	-	-	-	P	-	§ 15-2758, Tattoo or Body Modification Parlor
Retail Sales						
Building Materials and Services	-	-	-	P	P	§ 15-2745, Outdoor Retail Sales
Convenience Retail	P(4)	P(4)	P(4)	P(4)	P(4)	§ 15-2745, Outdoor Retail Sales; 15-2761 Tobacco and Vapor Shops
General Retail	P(4)	P(4)	P(4)	P(4)	P(4)	§ 15-2733, Hobby Stores; § 15-2745, Outdoor Retail Sales
Large-Format Retail	-	P(8)	P(8)	P(8)	P(8)	§ 15-2737, Large-Format Retail; § 15-2745, Outdoor Retail Sales
Nurseries and Garden Centers	-	-	-	C	-	§ 15-2745, Outdoor Retail Sales
Swap Meet/Flea Market	-	-	-	C	-	§ 15-2731, Flea Markets
Industrial Use Classifications						
Construction and Material Yards	-	P(16)	P(16)	P(16)	P(16)	§ 15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses

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Custom Manufacturing	-	P(8)	P(8)	P	P	
Limited Industrial	-	P(8)	P(8)	P	P	
General Industrial	-	C	C	P	P	
Intensive Industrial	-	-	-	-	C	<u>§ 15-2732</u> , Hazardous Waste Management Facilities
Recycling Facility						
Reverse Vending Machine	P	P	P	P	P	<u>§ 15-2750</u> , Recycling Facilities
CRV Recycling Center	-	-	-	C	C	
Recycling Processing Facility	-	-	-	C	C	
Research and Development	P	P	P	P	P	
Salvage and Wrecking	-	-	-	-	C	<u>§ 15-2768</u> , Wrecking Yards and Auto Dismantling
Warehousing, Storage, and Distribution						
Chemical and Mineral Storage	-	-	-	C	C	<u>§ 15-2732</u> , Hazardous Waste Management Facilities

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Indoor Warehousing and Storage	-	P	P	P	P	
Outdoor Storage	-	P(8) (16)	P(8) (16)	P(16)	P(16)	<u>§ 15-2721</u> , Concrete Batch Plants, Storage Yards, and Similar Uses
Personal Storage	C	P	P	P	P	<u>§ 15-2747</u> , Personal (Mini) Storage
Wholesaling and Distribution	-	P	P	P	P	
Transportation, Communication, and Utilities Use Classifications						
Airports and Heliports	-	C(9)	C(9)	C	C	
Communication Facilities						
Antenna and Transmission Towers	<u>§ 15-2759</u> , Telecommunications and Wireless Facilities					
Facilities within Buildings	P	P	P	P	P	
Freight/Truck Terminals and Warehouses	-	P	P	P	P	
Light Fleet-Based Services	C	P	P	P	P	
Utilities, Major	-	-	C	P	P	
Utilities, Minor	P	P	P	P	P	

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Waste Transfer Facility	-	-	-	C	C	§ 15-2732, Hazardous Waste Management Facilities
Agricultural and Extractive Use Classifications						
Agricultural Labor Housing	-	-	-	P	P	
Agricultural Processing	-	C	C	P	P	§ 15-2732, Hazardous Waste Management Facilities
Agricultural Support Services	-	C	P	P	P	
Animal Raising	-	-	-	-	-	
Crop Cultivation	-	-	-	P	P	§ 15-2716, Crop Cultivation
Dairy	-	-	-	-	-	
Mining and Quarrying	-	-	-	-	C	
Produce Stand	-	-	-	P	P	§ 15-2752, Roadside Fruit Stands/Grower Stands
Rendering	-	-	-	-	C	
Sales Lot, Feed Lot, Stockyard	-	-	-	C	P	

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Slaughterhouse	-	-	-	-	C	
Tasting Room	-	C	C	C	C	
Urban Farm	-	-	-	P	P	§ 15-2720, Community Gardens/Urban Farms
Other Applicable Types						
Accessory Uses and Structures	§ 15-2703, Accessory Uses					
Home Gardens	§ 15-2734, Home Gardens and Edible Landscaping					
Animal Keeping	§ 15-2707, Animal Keeping					
Drive-In and Drive-Through Facilities	C	C	C	C	C	§ 15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§ 15-2766, Walk-Up Facilities					
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots					
Temporary Use	§ 15-2760, Temporary Uses					

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Specific Limitations:

1. Permitted if existing, no new units are allowed.
2. One caretaker dwelling is allowed where having a caretaker living on the site is necessary for the conduct of the on-site business.
3. Not to include industrial training such as welding or automotive repair involving the use of tools and materials appropriate to an industrial use area.
4. Limited to establishments with a gross floor area of 6,000 square feet or less.
5. Not allowed on the ground floor.
6. Permitted only as an accessory use that supports business and office parks, corporate offices, and industrial uses.
7. Limited to membership club retailers and located on an arterial or higher classifications street.
8. Outdoor storage shall be incidental to a primary use and screened from public view.
9. Limited to heliports used as accessory to a hospital.
10. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use.
11. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.
12. Must be closed between the hours of 10 p.m. and 6 a.m.
13. Must include an indoor waiting area.
14. When located within 300 of an Intensive Industrial use a Conditional Use Permit shall be required.
15. Shall be required to comply with Master Environmental Impact Report mitigation measures MM AIR-2, MM AIR-3, and MM AIR-4 if applicable.
16. A courtesy notice will be provided to all properties within 1,000 feet of these uses when approved.