Chapter 9.135 Commercial and Industrial Zones

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9.135.010 Purpose

The purpose of this chapter is to establish business districts in the city that provide appropriate locations for commercial, office, and industrial uses. These districts are consistent with and implement the city's General Plan land use categories. These districts provide sufficient and appropriately located land for general commercial and industrial uses that minimize impacts on residential neighborhoods.

9.135.020 Description and Intent of Zone CR CO BP HI

The following descriptions of each commercial and industrial zoning district identify the general characteristic uses, intensity of uses, and type of development intended for that district:

A. **Commercial Retail (CR).** Allows neighborhood, local, and regional serving retail and service uses. Hotels are also permitted in this designation. The permissible development density is between the minimum and maximum floor area ratio (FAR) of 0.20 – 0.35.

B. **Commercial Office (CO)**. Allows a variety of office-related uses, including financial, legal, insurance and other office services; corporate offices; supporting hotel and ancillary retail uses are also permitted. The permissible development density is between the minimum and maximum floor area ratio (FAR) of 0.25 – 1.00.

C. **Business Park (BP)**. Allows industrial and related uses including assembly and light manufacturing, repair facilities, and business parks, including corporate offices. Employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted. The permissible development density is between the minimum and maximum floor area ratio (FAR) of 0.25 – 0.60.

D. **Heavy Industry (HI)**. Allows more intense industrial activities, such as manufacturing uses, that can generate significant impacts such as excessive noise, dust, and other nuisances. The permissible development density is between the minimum and maximum floor area ratio (FAR) of 0.15 – 0.50.

(2023-365, 02/01/2023)

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9.135.030 Allowed Uses and Approval Requirements CR CO BP HI

A. **Allowed Use Table**. Table 9.135.030-1 identifies allowed uses and corresponding approval requirements for the commercial and industrial zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article 6 of this title (Definitions). The list of land uses on Table 9.135.030 shall be permitted in one or more of commercial and industrial zones as indicated in the columns corresponding to each zone.

B. **Approval Requirements**. Where indicated with a letter "P" the use shall be a permitted use. A letter "C" indicates the use shall be conditionally permitted subject to the approval of a conditional use permit. Where indicated with a "--," the use is prohibited within the zone. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 9.135.030-1 authorize a use without satisfaction of such specified additional requirements.

C. **Unlisted Uses**. Uses not specifically listed in this table shall be considered not permitted in all of the listed zones. The Community Development Director may make a determination pursuant to Chapter 9.95 (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
Adult businesses	--	--	--	--	See Ordinance XX
Airport	--	--	--	C	
Ambulance services	C	C	P	P	
Amusement arcade	P	--	C	--	
Amusement park, (including multiple activities such as simulated flying, racing, mini-golf, etc.) Indoor Outdoor	 P C	 -- --	 P C	 -- --	
Animals, Small (e.g. hamsters, rabbits, chinchillas, and similar sized animals) Non-Commercial Commercial	 P --	 P --	 P --	 P --	Chapter 9.235 (Animal Keeping)
Animal hospitals and veterinary services (with outdoor facilities)	P C	--	P C	C --	
Animal Rescue	--	--	C	C	Chapter 9.235 (Animal Keeping)
Antique shops, pawn shops, thrift stores	P	--	C	--	Outside collection bins prohibited
Art gallery, library, reading room, museum.	P	P	--	--	
Art supply shops and studios.	P	P	P	--	
Auction Houses	P	--	P	--	
Auditoriums, event centers and assembly areas, including live entertainment: Indoor Outdoor	 P C	 C --	 P C	 -- --	
Bakery goods distributors.	P	--	P	P	
Bakery shops, Coffeehouse, Cybercafé, Delicatessens, Ice cream shops	P	P	P	--	
Banks and financial institutions.	P	P	P	--	
Banquet facilities.	C	--	C	--	
Batting cages – indoor Outdoor	P C	--	C C	--	
Billiard and pool halls, Bowling alleys	P	--	P	--	Chapter 9.250 (Alcohol Sales)
Breweries, distilleries, and wine making facilities with on-site tasting room and sales for off-site consumption	C	--	P	--	Chapter 9.250 (Alcohol Sales)
Business services	P	P	P	--	
Car washes	P	--	C		
Caretaker residence or on-site operator residence, only as accessory to primary use	C	C	C	C	
Catering services	P	--	P	--	
Cemeteries and mausoleums	--	--	C	C	
Clinics, including but not limited to medical and urgent care	C	C	C	--	
Collection Containers	--	--	--	--	
Commercial television and radio broadcast structures	--	--	--	P	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
Concrete batch plants and asphalt plants	--	--	--	C	
Congregate care facility	--	C	C	--	Chapter 9.270 (Community Care Facilities)
Contractor, landscape and building materials storage yard	--	--	C	C	
Convenience stores, not including the sale of motor vehicle fuel	P	--	P	--	
Dance Halls, night clubs, discos, cabarets, cocktail lounges, lodges and incidental dancing areas, and similar facilities where dancing is the principal use	C	--	C	--	Chapter 9.250 (Alcohol Sales)
Day Care Center	P	C	C	--	Chapter 9.270 (Community Care Facilities)
Department stores	P	--	P	--	
Drug Store	P	P	--	--	
Dry cleaning and laundromats (except uniform supply and industrial launderers);	P	C	C	--	
Educational Institution	C	C	C	C	
Emergency shelters	--	--	--	P	As mandated by State law and City Housing Element. Chapter 9.295 (Special Housing Types)
Battery Energy Storage Facility, Utility Scale	--	--	C	C	Chapter 9.297 (Energy Storage Facilities)
Equipment sales and rental, Large (including large vehicles, trucks with beds over 18 feet in length, eighteen plus (18+) wheelers, and construction equipment)	--	--	--	C	
Equipment sales and rental, Small (including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment)	P	--	C	C	
Fast food/quick service, with drive-through	C	C	C	--	
Fast food/quick service, without drive-through	P	P	P	--	
Feed and grain sales	C	--	--	P	
Fertilizer production and processing (organic or inorganic)	--	--	--	C	
Funeral parlor, mortuary with crematorium	--	C	C	--	
Funeral parlor, mortuary without crematorium	P	C	C	--	
Gas station with/without convenience store, with or without alcoholic beverage sales, and with or without car wash	C	--	C	C	
General retail	P	--	--	--	
General warehousing, distribution centers, and storage (except noxious, explosives, or dangerous materials)	--	--	--	P	
Golf Course	--	--	--	--	
Golf driving range (not in association with full scale course)	C	--	C	--	
Governmental facility	P	P	P	P	
Grocery Store	P	--	--	--	Chapter 9.250 (Alcohol Sales)
Hardware and Building Supplies without outdoor sales/storage with outdoor sales/storage	P C	-- --	P C	P C	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
Health, fitness, dance, martial arts studio <5,000 sq.ft. >5,000 sq.ft	 P C	 C C	 P C	 --	
Heliports	--	--	C	C	
Hospital	C	C	--	--	
Hotels and resort hotels	P	C	C	--	
Kennel or cattery	--	--	C	C	Chapter 9.235 (Animal Keeping)
Laboratories, research and development	P	P	P	--	
Live/work units	C	C	C	--	
Lumber yard	--	--	--	C	
Manufacturing, Handcraft	P	P	P	P	
Manufacturing, Light-Intensity	--	C	P	P	
Manufacturing, Medium-Intensity	--	C	C	P	
Manufacturing, Heavy-Intensity	--	--	--	P	
Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, and marijuana processing	--	--	--	--	
Massage Establishment	C	C	--	--	
Material storage yard	--	--	C	P	
Membership clubs, organizations, and lounges	C	C	C	--	
Mobile home sales and storage, trailer sales and rental house trailers	C	--	C	C	
Motels	C	--	--	--	
Motocross Facilities, Bicycle (BMX) course	--	--	--	--	
Motor vehicle body, paint and upholstery shops	C	--	C	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle parts and supply stores	P	--	C	--	
Motor vehicle repair/services (e.g. tune-ups, emission tests, brakes, tires, batteries, electrical)	P	--	C	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle repairs/services - major (e.g., engine and transmission repair/rebuild, etc.)	--	--	C	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle sales and rental (including outdoor display area and repairs associated with sales)	C	--	C	--	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle wholesale, with no outdoor display	P	P	P	P	
Motor vehicle impound, wrecking and junk yards	--	--	--	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle, trailer or boat storage	--	--	C (indoor only)	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Multi-family dwellings in commercial zones per AB 2011 & SB 6	P	P	--	--	Chapter 9.295 (Special Housing Types) must meet affordable or mixed income criteria per AB 2011 or criteria per SB 6.
Nurseries and garden supply, indoor and outdoor (retail sales only)	P	--	--	P	Does not include cultivation of marijuana/cannabis.
Offices, professional and medical	P	P	P	--	
Parking lots and parking structures	P	P	P	P	
Personal and Professional Services	P	--	P	--	
Public utility substations and storage buildings	--	--	--	P	
Radio and television broadcasting and recording studios	P	--	P	--	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
Recreational vehicle, trailer and mobile home sales and rental.	C	--	C	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Recycling collection facilities	C	--	C	C	Chapter 9.280 (Recycling Facilities)
Recycling processing facilities	--	--	C	C	Chapter 9.280 (Recycling Facilities)
Religious institutions	P	P	P	P	
Restaurant	P	P	P	P	Chapter 9.250 (Alcohol sales)
Residential care facility	--	C	--	--	Chapter 9.270 (Community Care Facilities)
Restaurants with breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption	C	C	C	C	Chapter 9.250 (Alcohol sales)
Self-Storage, public storage facilities	C	--	C	P	
Shooting range; Indoor	--	--	C	--	
Shooting range; Outdoor	--	--	--	--	
Simulated shooting games, Indoor (laser tag, etc.)	C	--	C	--	
Simulated shooting games, Outdoor (paintball, etc.)	--	--	--	--	
Solid Waste Disposal	--	--	--	C	
Specialized Retail	P	--	P	--	
Sports and recreational facilities (not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, athletic fields, sports arenas, skating rinks, skate parks stadiums, and commercial swimming pools) Indoor Outdoor	 P C	 -- --	 C C	 -- --	
Studios for professional work in or teaching of any form of fine arts	P	C	P	--	
Swap Meets (Indoor only)	C	--	--	C	All activities must be conducted indoors.
Tattoo Establishments	C	C	C	--	Chapter 9.265 (Tattoo Establishments)
Theater	C	--	C	--	
Tourist information centers	P	P	P	--	
Towing services (with tow truck parking - no auto storage)	--	--	P	P	
Towing services (with tow truck parking and auto storage)	--	--	--	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Transportation Stations (bus, railroad and taxi)	P	P	P	P	
Trucking and freighting operations	--	--	--	C	
Uniform supplier and industrial launderers	--	--	C	P	
Utility offices, uses, and structures	P	P	P	P	
Vehicle storage and impoundment within an enclosed building	--	--	P	P	
Vocational/trade school;	C	--	P	C	
Warehouse/club store, Standalone facility 50,000 sq. ft. or larger	C	--	C	--	
Wholesale businesses with samples on the premises but not including storage	P	--	P	--	
Wholesale stores and distributors	--	--	C	--	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
Wireless Communication Facilities	C	C	C	C	Chapter 9.290 (Wireless Communications Facilities)

(2022-351, 09/21/2022; 2022-356, 10/05/2022; 2023-365, 02/01/2023; 2023-369, 04/05/2023; 2024-384, 02/07/2024)

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9.135.040 Development Standards CR CO BP HI

The development standards listed below are the minimum standards for development within the respective zones. Separate development standards have been established for developments on a single lot and for those commercial shopping centers or industrial planned developments which multiple structures on one or more lots.

Table 9.135.040-1 Commercial and Industrial Zones - Development Standards for Developments within Planned Shopping Centers or Industrial Parks					
Standard	CR	CO	BP	HI	Additional Requirements
MINIMUM LOT DIMENSIONS					
Net Lot Area (Acre)	5	5	10	10	
FLOOR AREA RATIO					
Minimum	0.20	0.25	0.25	0.15	
Maximum	0.35	1.0	0.60	0.50	
YARDS/SETBACKS (Minimum)					
Yard Adjacent to Street (Feet): Arterial/Major/Secondary/Expressways[1] Collector Local	 25 20 15	 25 20 15	 25 20 15	 25 20 15	
Yard Adjacent to Residential Zone (Feet)	25	25	50	50	
Interior Side Yard (Feet)	0	0	0	0	
Rear Yard (Feet)	15	10	10	25	
Minimum Building Separation (Feet): One story: Two stories: Three or more stories:	 10 15 20	 15 20 25	 15 20 25	 15 20 25	
BUILDING HEIGHT (Maximum)					
Principal Building (Feet)	50	50	50	50	
BUILDING COVERAGE (Maximum)					
Building Coverage (Percent)	30%	50%	40%	40%	
OPEN SPACE COVERAGE (Minimum)					
Landscaped Open Space Required (Percent)	20%	25%	25%	20%	
FENCES, WALLS, HEDGES, SCREENING					
Fence wall or hedge – maximum height (feet)	6	6	6	6	
Fence wall or hedge screening outdoor storage – minimum/max height (feet)	6/8	N/A	6/12	6/12	
Notes: 1. Roadway classifications per the General Plan Circulation Element					

Table 9.135.040-2 Commercial and Industrial Zones - Development Standards for Development on Separate Lots					
Standard	CR	CO	BP	HI	Additional Requirements
MINIMUM LOT DIMENSIONS					
Net Lot Area (Square Feet)[1]	--	20,000	20,000	10,000	

Lot Width (Feet)	--	100	100	75	
Frontage (Feet)	30	60	80	80	
FLOOR AREA RATIO[2]					
Minimum	0.20	0.25	0.25	0.15	
Maximum	0.35	1.0	0.60	0.50	
YARDS/SETBACKS (Minimum)					
Yard Adjacent to Street (Feet): Arterial Collector Local	 25 20 15	 25 20 15	 25 20 15	 25 20 15	
Yard Adjacent to Residential Zone (Feet)	25	25	50	50	
Interior Side Yard (Feet)	0	0	0	0	
Rear Yard (Feet)	15	10	10	25	
BUILDING HEIGHT (Maximum)					
Principal Building (Feet)	50	50	40	40	
BUILDING COVERAGE					
Maximum (Percent)	30%	50%	40%	40%	
OPEN SPACE COVERAGE (Minimum Percent)					
Landscaped Open Space Required (Percent)	20%	25%	25%	20%	
FENCES, WALLS, HEDGES, SCREENING (Feet)					
Fence wall or hedge – maximum height (Feet)	6	6	6	6	
Fence wall or hedge screening outdoor storage – minimum/max height (Feet)	6/8	N/A	6/12	6/12	
1. All legal commercial and industrial lots in existence prior to the adoption of this ordinance shall be treated as conforming lots with respect to lot sizes. 2. See Section 9.295.025 Multifamily Housing in Commercial Zones to determine density allowed in commercial zones subject to AB 2011 and SB 6.					

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