

Title 19 - ZONING

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19.04.705 - Schools, public. 19.04.707 - Senior care.

- ~~19.04.706 - Reserved. (Self-Storage Facility)~~

~~“Self-Storage Facility” means a system whereby individuals rent containers or units of space within a larger facility or is an individual using a commercial facility to store possessions.~~

~~**Editor's note** — Ord. No. 1139, § 4, adopted April 26, 2017, repealed § 19.04.706, which pertained to second dwelling unit and derived from Ord. 963 § 3, 2003; Ord. 962 § 3, 2003; Ord. No. 1140, § 4, 4-12-2017.~~

Chapter 19.27 - SC SERVICE COMMERCIAL ZONE^[3]

19.27.020 - Uses permitted under a planned development permit.

A. The following uses are permitted in the SC zone subject to the approval of a planned development permit:

- 1.Appliance service and sale facility.
- 2.Art studios/galleries.
- 3.Automotive service station and repair garages, transmission, muffler, and automobile upholstery; all storage and repair within an entirely enclosed building.
- 4.Automobile and truck sales.
- 5.Auto parts stores.
- 6.Bakery, retail and wholesale (may include ancillary outside seating).
- 7.Bookbinding.
- 8.Building materials, retail and wholesale.
- 9.Caretaker facilities as an ancillary function to self-storage facilities.
- 10.Car washes.
- 11.Catering and food services, including food preparation.
- 12.Carpet/drapery cleaning.
- 13.Carpet/drapery sales.
- 14.Coffee roasting (may include ancillary store and seating).
- 15.Dry cleaning establishments.
- 16.Electronics repair shops including sales of ancillary parts and equipment.
- 17.Feed stores (including pet sales).
- 18.Florist shops, wholesale/retail.
- 19.Ice cream and yogurt shops.
- 20.Laundry and linen service.
- 21.Locksmith shops.
- 22.Medical and dental laboratories.
- 23.Meat markets.
- 24.Metal laboratory.
- 25.Nursery plant sales and garden supply.
- 26.Offices (business and professional).
- 27.Parking lots, including parking for transit.
- 28.Photo processing.

29. Picture framing.
30. Pet shops.
31. Plumbing shops.
32. Photography studios.
33. Printing and publishing.
34. Recycling facilities, small (which do not occupy any required parking).
35. Rental, party and event.
36. Self-storage ~~warehouse.~~ (Facilities).
37. Sheet metal shops.
38. Shoe repair shops.
39. Sign manufacturing.
40. Soil and material laboratory.
41. Taxidermist.
42. Tire store.
43. Trade schools.
44. Upholstery and mattress shops.
45. Veterinary clinic (all indoors).
46. Warehousing and wholesaling.
47. Welding supplies sales and service.
48. Woodworking and cabinet shops.

Uses and structures that are incidental and accessory to any of the uses permitted in this zone which in the judgment of the planning commission are similar to and compatible with and no more objectionable than any of these listed uses are also permitted.

(Ord. No. 1066, § 1, 9-14-2011; Ord. No. 1099, § 4(Exh. A), 12-10-2014)

Chapter 19.28 - L-M LIMITED MANUFACTURING ZONE

19.28.040 - Uses permitted.

No building or improvements, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall a lot or premises be used until a development plan has been submitted to, and approved by, the planning commission. All such uses shall be within an enclosed building unless so stated otherwise. However, any use listed as permitted and proposed to be located in an existing structure may be approved by the planning director after the use has been reviewed and determined to be compatible. All uses shall be subject to the property development standards in Sections 19.28.070 through 19.28.300.

A. Administrative or executive offices of a business or industrial establishment; such as the following:

- 1.Regional insurance offices,
- 2.Engineers, architects, planners,
- 3.Corporate headquarters,
- 4.Escrow and real estate companies,
- 5.Advertising agencies,
- 6.Governmental facilities,
- 7.Employment agencies,
- 8.Printing, duplicating and secretarial facilities;

B. Agricultural purposes and uses accessory thereto, but no poultry or animals shall be raised or kept on said lot or parcel;

C. Manufacture, processing, blending, and packaging of food and kindred products, such as the following:

- 1.Confectionery products,
- 2.Cereal breakfast foods,
- 3.Bakery products,
- 4.Drugs,
- 5.Paste products,
- 6.Fruits and vegetables,
- 7.Beverages (except fermenting and distilling),
- 8.Pharmaceuticals,
- 9.Perfumes, toiletries,
- 10.Prepared food specialties,
- 11.Dehydrated and instant foods,
- 12.Extracts, spices and dressings and similar products;

D. Manufacture, processing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, such as the following:

- 1.Asbestos,
- 2.Bristles,
- 3.Bone,
- 4.Canvas,
- 5.Cellophane and similar synthetics,
- 6.Chalk,
- 7.Clay (pulverized only, with gas or electric kilns),
- 8.Cloth
- ,9.Cork,
- 10.Feathers,
- 11.Felt,
- 12.Fibre,
- 13.Fur,
- 14.Glass (including glass finishing),
- 15.Graphite,
- 16.Hair,
- 17.Horn,
- 18.Leather,
- 19.Paints (except boiling processes),
- 20.Paper,

- 21.Paraffin,
- 22.Plastics and resins,
- 23.Precious or semiprecious metals or stones,
- 24.Putty,
- 25.Pumice,
- 26.Rubber,
- 27.Shell,
- 28.Textiles,
- 29.Tobacco,
- 30.Wire,
- 31.Wood,
- 32.Wool and yarn;

E. Manufacturing activities, precision machine shops for producing parts, accessories, assemblies, systems, engines, major components, and whole electronic or electrical devices, automobiles, aircraft, missiles, aerospace, or underwater vehicles, or similar products, but specifically excluding explosive fuels and propellants;

F. Manufacture, processing, assembling and packaging of precision components and products, such as precision machine shops for products such as:

- 1.Radio and television equipment,
- 2.Business machine equipment,
- 3.Home appliances,
- 4.Scientific, optical, medical, dental,
- 5.Phonograph records and prerecorded audiovisual tape,
- 6.Measurement and control devices,
- 7.Sound equipment and supplies, personal accessories, and products of similar character;

G. Warehousing and distribution facilities; and the storage of goods or products, except **self-storage facilities, storage of all vehicles, and** those goods or products specifically described as permitted to be stored only as conditional uses in M-2 districts shall be prohibited;

H. Manufacturing, assembly and repairing of products, components, devices, equipment, systems and parts such as, but not limited to, the following examples:

- 1.Ceramic products, but not including bricks or building drain or conduit tile,
- 2.Communication transmission and reception equipment,
- 3.Control equipment and systems,
- 4.Data processing equipment and systems,
- 5.Electrical appliances,
- 6.Electronic instruments, devices and components,
- 7.Glass edging, beveling and silvering,
- 8.Graphics and art equipment,
- 9.Guidance equipment and systems,
- 10.Jewelry, including products from precious or semi-precious stones or metals,
- 11.Medical or dental equipment,
- 12.Metering instruments,
- 13.Optical devices, equipment and systems,
- 14.Photographic equipment and supplies,
- 15.Radar, infrared and ultraviolet equipment and systems,
- 16.Radios, phonographs and televisions, including small parts, such as coils, tubes and semiconductors,
- 17.Scientific and mechanical instruments or precision machine shop,

18. Testing equipment;

I. Similar Uses. The city council with the advice of the city planning commission may from time to time review and expand the uses permitted if found to be compatible with the intent and purpose and other principally permitted uses set forth in this zone;

J. Ancillary Uses. Uses customarily incidental to any permitted uses, provided such activities and facilities are located on the same premises on which are located the uses to which these are ancillary. Ancillary buildings shall be permitted, provided no ancillary buildings shall be located within the setback areas required by this zone. Such ancillary uses and facilities may be included, but are not limited to the following:

1. Employee cafeteria or eating establishment,
2. Employee recreational activities and facilities,
3. Radio and microwave transmission facilities,
4. Visitor and employee parking,
5. Waiting structures for bus and taxi passengers,
6. One dwelling unit which shall be occupied by the superintendent and his family, or by a caretaker and his family,
7. Other similar uses which the city council, with the advice of the city planning commission, shall from time to time determine to be ancillary to the permitted uses;

K. Uses and structures which are incidental or ancillary to any of the uses permitted in this zone including retail sales on premises not exceeding thirty percent of the gross sales per year of products produced, distributed, manufactured or processed on the premises. That portion of the area devoted to retail activity shall provide parking in accordance with the general commercial zone standards. In the case of business operations which are permitted in the L-M zone as distribution facilities, all items which are distributed may be sold for retail as long as such sales do not exceed the limitation set forth herein. However, where the use is permitted in the L-M zone, because the business operation is production, manufacturing or processing, retail sales shall be limited exclusively to those items which are produced, manufactured or processed on the premises, and no other items may be brought in for retail sales as an incidental or ancillary use

L. Sexually Oriented Businesses. Sexually oriented businesses shall be permitted subject to compliance with the property development standards set forth in Chapter 19.64 of this code.

(Ord. 851 § 15, 1996; Ord. 692 § 1, 1989; Ord. 530 § 1, 1982; Ord. 270 § 1 (part), 1974: prior code § 9410.3.)

Chapter 19.28 - L-M LIMITED MANUFACTURING ZONE

19.28.330 - Uses expressly prohibited.

A. The following uses are prohibited in the L-M zone:

1. Drinking establishments.
2. General commercial retail sales except as set forth under [Section 19.28.040\(K\)](#) and as set forth under [Section 19.28.050](#) when approved under a conditional use permit.
3. Motels.
4. Multiple-family dwellings.

5. Single-family dwellings.

6. Self-Storage Facilities.

(Ord. 727 § 2, 1990: Ord. 270 § 1 (part), 1974: prior code § 9410.8.)

(Ord. No. 1099, § 3(Exh. A), 12-10-2014)

Chapter 19.30 - M-1 LIGHT MANUFACTURING ZONE

19.30.030 - Uses permitted.

A. No building or improvements may be erected, constructed, converted, established, altered or enlarged, nor may a lot or premises be used until a development plan has been submitted to, and approved by, the planning commission unless otherwise set forth in this code. All such uses must be within an enclosed building unless stated otherwise in this chapter. However, any use listed as permitted and proposed to be located in an existing structure may be approved by the director after the use has been reviewed and determined to be compatible. All uses are subject to the property development standards in Sections 19.30.050 through 19.30.230.

B. The following uses are permitted:

1. Agricultural uses and uses accessory to an agricultural use. No poultry or animals may be raised or kept on the lot or parcel except as permitted by this chapter. A dwelling may be used only as a residence for agricultural workers employed on the farm where the dwelling is located.
2. Any kind of manufacturing, processing or treating of products which are not obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other causes.
3. Appliance and small electrical service center (including ancillary sales).
4. Auction business conducted within a building but excluding livestock sales.
5. Automobile service stations and garages.
6. Bakery plants.
7. Blueprinting, copying and photofinishing facilities.
8. Blacksmith shops.
9. Boat building.
10. Bottling and canning plants.
11. Building materials storage and sales yards.
12. Cabinet and carpenter shops.
13. Carpet cleaning.
14. Contractors' storage yards.
15. Creameries, dairy products manufacture, and distributing plants.
16. Drayage, freight and trucking terminals.
17. Dry cleaning and laundry plants.
18. Dwelling for a caretaker or superintendent whenever the use requires the on-site residence for such person.

19. Electric and neon signs manufacture.
20. Emergency shelters.
21. Equipment rental and repair yards.
22. Farm equipment storage and repair yards and sales.
23. Feed storage and fuel yards.
24. Fire stations and facilities for federal, state, city and county law enforcement agencies, but not including prisons, jails, or other places of imprisonment.
25. Floriculture and horticulture of all types, including truck gardening and retail nursery.
26. Furniture warehouses.
27. Garment manufacture.
28. Ice and cold storage plants.
29. Laboratories, experimental and medical.
30. Lumber and building materials sales yards.
31. Machine shops.
32. Motion picture studios.
33. Newspaper and publishing plants.
34. Office buildings.
35. Paint mixing plants, but not including the manufacture of paint ingredients or the use of any boiling process.
36. Paper and paper products manufacturing, but not including pulp manufacturing.
37. Planing mills.
38. Plumbing shops.
39. Public parking lots.
40. Public utility buildings and structures.
41. Sexually Oriented Businesses; subject to compliance with Chapter 19.64 of this code
42. Sheet metal shops.
43. Shoe manufacture.
44. Stands, temporary; all temporary stands used for the sale of agricultural or horticultural products grown on the premises as permitted by this chapter must conform to the following conditions and limitations:
 - (a) The floor area of such stands may not exceed four hundred square feet each,
 - (b) Such stands may not be located or maintained within twenty feet of any public road, street or highway
 - (c) The construction must be wood frame or other material suitable for a portable structure exclusively,

(d) The stand must be removed when not in use for a period of thirty days or more.

~~45. Storage garages. (Removed)~~

46. Storage yards for transit and transportation equipment.

47. Textile manufacture.

48. Temporary Uses. Special events as set forth in [Chapter 19.63](#).

49. Trade schools

50. Tire rebuilding, recapping and retreading.

51. Upholstering.

52. Water supply: no new private wells may be drilled, equipped or used except for agricultural purposes exclusively.

53. Wholesale businesses, ~~storage buildings and (Removed)~~ warehouses, and distribution facilities

Other uses which in the judgment of the planning commission are similar to and compatible with any of those enumerated in this section. Should the commission find that such use is similar to and compatible with other uses enumerated in this section, then the use may be approved by resolution of the commission.

C. Uses and structures which are incidental or ancillary to any of the uses permitted in this zone including retail sales on premises not exceeding thirty percent of the gross sales per year of products produced, distributed, manufactured or processed on the premises are also permitted. The portion of the area devoted to retail activity must provide parking in accordance with the general commercial zone standards. In the case of business operations which are permitted in the M-1 zone as distribution facilities, all items which are distributed may be sold for retail as long as such sales do not exceed the limitation set forth in this chapter. However, where the use is permitted in the M-1 zone, because the business operation is production, manufacturing or processing, retail sales are limited exclusively to those items which are produced, manufactured or processed in the premises, and no other items may be brought in for retail sales as an incidental or ancillary use.

(Ord. 851 § 16, 1996; Ord. 692 § 2, 1989; Ord. 628 § 7, 1987; Ord. 277 § 1 (part), 1974: prior code § 9411.2.)

(Ord. No. 1059, § 3, 10-13-2010; Ord. No. 1099, § 4(Exh. A), 12-10-2014)

19.30.260 - Uses expressly prohibited.

A. The following uses are prohibited in the M-1 zone:

1. Drinking establishments.

2. General retail sales except as set forth under [Section 19.30.030](#) and as set forth under [Section 19.30.040](#) when approved under a condition use permit.

3. Motels.

4. Multiple-family dwellings.

~~5. Self-Storage Facilities.~~

(Ord. 277 § 1 (part), 1974: prior code § 9411.7.)

(Ord. No. 1099, § 4(Exh. A), 12-10-2014)

Chapter 19.32 - M-2 GENERAL MANUFACTURING ZONE

19.32.030 - Uses permitted.

The following uses are permitted within the M-2 zone subject to obtaining a planned development permit in accordance Sections 19.32.050 through 19.32.310:

A. Service industries. The following service industries are permitted:

1. Agricultural supplies and equipment sales and service;
2. Appliance and small electrical service center;
3. Automobile repair and equipment repair garages;
4. Blueprinting, copying and photo finishing facilities;
5. Bottling and canning plants;
6. Building materials storage and sales;
7. Contractor's service yards;
8. Equipment sales and repair;
9. Laundries, linen and towel services, cleaning and dyeing;
10. Office building;
11. Plumbing, heating, air conditioning, and electronic shops;
12. Self-Storage Facilities
13. Sign fabrication;
14. Public facilities and utility service yards and transmission substations and microwave transmission;
15. Trucking terminals and distribution facilities;
16. Veterinarian clinic.

(Ord. 851 § 17, 1996; Ord. 692 § 3, 1989; Ord. 628 § 8, 1987; Ord. 398 § 1 (part), 1978: prior code § 9412.2.)

(Ord. No. 1099, § 4(Exh. A), 12-10-2014)

Chapter 19.58 - NONCONFORMING USE—NONCONFORMING BUILDING OR STRUCTURE

- **19.58.113 - Nonconforming trash and recyclable enclosures in the RPD-6U and greater zone.**

Existing developments in the RPD-6U or greater zones which are mandated to have containers for the temporary storage of recyclable material which do not have sufficient area within the existing trash enclosure(s) are deemed to be nonconforming as of the effective date of the ordinance codified in this chapter. Each such nonconforming trash and recyclable enclosure shall be modified to provide sufficient area for the storage of trash and recyclables within two years from the date of the ordinance codified in this

chapter. The enclosure shall be modified in accordance with a plan to be submitted for review and approval by the director of planning and community development.
(Ord. 905 § 2, 1998.)

- **19.58.114 - Nonconforming Self-Storage Facilities.**

Existing self-storage facilities at the time of adoption of the ordinance codified in this section are considered a legal nonconforming use and may remain in use; however, the use may not be expanded or extended into any other portion of the conforming building or structure in which the use is located. The discontinuance of a legal nonconforming use of a conforming building or structure for a period of one hundred eighty days or more constitutes abandonment and termination of the nonconforming use, and thereafter the use of the conforming building or structure must conform to the regulations of the applicable zone classification. A change of ownership of a self-storage facility will not change the legal nonconformity status of the use.

- **19.58.115 - Nonconforming antenna system.**

A. An existing antenna system, which has been constructed and in place at the time of adoption of the ordinance codified in this section, shall be considered a legal, nonconforming use if it does not comply with the current standards. However, the owner of an existing ground-mounted antenna system whose system has not previously been approved by the department of building and safety must submit an application for a building permit to the department of building and safety within one year of the date of the adoption of this chapter.

B. A nonconforming antenna is no longer a legal nonconforming use if the antenna support structure is moved or if the height of the antenna support structure is increased, and such antenna is then subject to all the requirements of this chapter. (Ord. 730 § 5, 1990.)