

CHAPTER 3.23

LIMITED INDUSTRIAL (LI) ZONE

Section 3.23.10 - PURPOSE

This zone implements the Limited Industrial Comprehensive Plan designation. It is intended to create and preserve areas where Limited Manufacturing and related Use Types, described in Chapter 3.0 - Use Classifications, may locate. Limited Manufacturing Uses have few, if any nuisance characteristics. Also permitted are Accessory non-industrial Uses that support the Primary Use activity and are compatible with it, specifically Administrative, Sales, and Service Uses.

Section 3.23.20 - PERMITTED USES

3.23.20.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Civic Use Types -

Freestanding Wireless Telecommunication Facilities up to 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions

2. Commercial Use Types -

a) Animal Sales and Services -

1) Kennels

2) Veterinary

b) Technical Support Center - 20 or fewer employees per shift

c) Telemarketing Center - 20 or fewer employees per shift

d) Temporary Outdoor Markets

e) Wholesaling, Storage, and Distribution - Light

3. Industrial Use Type -

Limited Manufacturing - 20 or fewer employees per shift and does not require a state or federal air quality discharge permit, except for parking

4. Agricultural Use Types -

a) Horticulture

1) Cultivation

2) Storage

b) Packing and Processing - Limited

b. Accessory Uses Permitted Outright

1. Essential Services

2. One residence per development site - developed simultaneously with or following development of Primary and Accessory Uses permitted outright.

3. Required off-street parking for Uses permitted in the Zone in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.

4. Other development customarily incidental to the Primary Use in accordance with Chapter 4.3 - Accessory Development Regulations.

5. Colocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories and that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.

6. Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.

3.23.20.02 - Special Development

Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development and other applicable provisions of this Code.

- a. Limited Manufacturing - more than 20 employees per shift or requiring a state or federal air quality discharge permit, except for parking.
- b. Freestanding Wireless Telecommunication Facilities greater than 75 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
- c. Freestanding Wireless Telecommunication Facilities that do not meet the setback or spacing standard requirements of Sections 4.9.60.02.b and 4.9.60.02.c in Chapter 4.9 - Additional Provisions.
- d. Colocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories and that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.
- e. Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.
- f. Technical Support Center - more than 20 employees per shift.
- g. Telemarketing Center - more than 20 employees per shift.

3.23.20.03 - General Development

Plan Compatibility Review - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and other applicable provisions of this Code.

- a. Any lot with more than one accessway 24 ft. or wider.
- b. Minor Utilities, subject to standards in Chapter 4.9 - Additional Provisions.
- c. Projections such as chimneys, spires, domes and towers not used for human occupancy and exceeding 75 ft. in height, in accordance with Section 4.9.50 of Chapter 4.9 - Additional Provisions, unless adjacent to an RS-1, RS-3.5,

RS-5, RS-6, RS-9 or RS-9(U) Zone, where the threshold is 20 ft. above the height of the structure or 55 ft. in height, whichever is less. Note: Flagpoles subject to height requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations.

- d. Freestanding Wireless Telecommunication Facilities 61- to 75-ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.

Section 3.23.30 - DEVELOPMENT STANDARDS

3.23.30.01 - Lot Area

Lots shall be adequate to fulfill applicable Code requirements and standards of this Zone.

3.23.30.02 - Setbacks

a. Boundary Area -

- 1. A setback of not less than 25 ft. shall be provided along each LI Zone boundary line abutting any Residential, Agriculture-Open Space, or Special Zone. Off-street parking and loading shall be permitted in this area except for 15 ft. nearest the zone boundary line, which shall not be used for any Permitted Use, activity, or structure other than fences or walls, and shall be improved and maintained in accordance with Section 3.23.30.03 below.
- 2. Exemptions from These Requirements -
 - a) Those portions of property lines where driveways, accessways, and walkways are provided; and
 - b) Lands along the Southern Pacific Railroad line south from Avery Avenue to the City limits.

b. Along Streets - The following minimum setbacks shall apply:

- 1. Arterial Streets - 20 ft.
- 2. Collector Streets - 20 ft.
- 3. All other streets - 20 ft.

Where a yard abuts both a street and a zone boundary line, the 10 ft. nearest the zone boundary line shall not be used for any Permitted Use, activity, or structure other than fences or walls and shall be improved and maintained in accordance with Section 3.23.30.03 below. The boundary area in "a," above, may be counted in the calculation of required setbacks along streets.

- c. Except for those required by this Section and the Building Code, no additional yards/setbacks are required.

3.23.30.03 - Landscaping and Screening

- a. Street trees shall be required, in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.
- b. Landscaping and screening required in Section 3.23.30.02 above shall consist of an effective combination of ground cover, shrubbery, and trees, and fences and walls to serve as screening (buffer area) between the site and abutting zones. In addition, when a site abuts a residential zone, landscaping shall be at least six ft. in height and at least 80 percent opaque as viewed from any point along the lot boundary within 18 months following establishment of a Primary Use Type.
- c. An irrigation system shall be provided.
- d. Storage and refuse areas shall be screened in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, so that materials stored within those areas shall not be visible from accessways and adjacent properties.
- e. Landscaping and lighting shall be provided within a parking area in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

3.23.30.04 - Height of Structures

No structure shall exceed 45 ft. in height.

3.23.30.05 - Performance Standards

Each Use, activity, or operation within this Zone shall comply with applicable local, state, and federal standards, and shall not create a nuisance because of odor, noise, vibration, dust, smoke or gas.

3.23.30.06 - Off-Street Parking Facilities

Off-street parking shall be provided in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.

Section 3.23.40 - NATURAL HAZARDS, MINIMUM ASSURED DEVELOPMENT AREA (MADA), AND NATURAL RESOURCES

Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Section 3.23.50 - VARIATIONS

Except as limited by provisions within the chapters listed in Section 3.23.40, variations from development and design standards, such as the standards in this Chapter and in other chapters of this Code addressing parking, landscaping, public improvements, and Pedestrian Oriented Design Standards, may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Lot Development Option.