



## Chapter 18.07 - INDUSTRIAL DISTRICTS

**TABLE 18.07.020: LAND USE REGULATIONS—INDUSTRIAL DISTRICTS**

| Use Classification                                    | IA                           | IL   | IH   | IP   | Additional Regulations  |
|---|------------------------------|------|------|------|---|
| Public and Semi-Public Uses                           |                              |      |      |      |   |
| Colleges and Trade Schools, Public or Private         | C                            | C    | C(8) | -    |   |
| Government Offices                                    | -                            | C    | C    | C    |   |
| Hospitals and Clinics                                 | See subclassification below  |      |      |      |   |
| Hospitals   | -                            | -    | -    | C    |   |
| Public Safety Facilities                              | -                            | M    | M    | -    |   |
| Commercial Uses                                       |                              |      |      |      |   |
| Adult-Oriented Business                               | C(1)                         | C(1) | C(1) | -    | See Section <a href="#">18.23.040</a> , Adult-oriented businesses             |
| Animal Care, Sales and Services                       | See subclassifications below |      |      |      |   |
| Kennels   | -                            | M    | -    | -    |   |
| Veterinary Services                                   | -                            | M    | -    | -    |   |
| Artist's Studio                                       | P                            | P    | -    | -    |   |
| Automobile/Vehicle Sales and Services                 | See subclassifications below |      |      |      |   |
| Automobile/Vehicle Sales and Leasing                  | -                            | C(3) | C(5) | C(5) | See Section <a href="#">18.23.050</a> , Automobile/vehicle sales and services |
| Automobile/Vehicle Repair, Major                      | P                            | P    | P    | C    |   |
| Automobile/Vehicle Service and Repair, Minor          | P                            | P    | P    | -    |   |
| Automobile/Vehicle Washing                            | -                            | P    | -    | -    |   |
| Large Vehicle and Equipment Sales, Service and Rental | -                            | P    | P    | -    |   |
| Service Station                                       | -                            | P(6) | -    | -    |   |
| Towing and Impound                                    | -                            | M    | M    | -    | See Section <a href="#">18.23.160</a> , Outdoor storage                       |
| Vehicle Storage                                       | -                            | M    | M    | -    |   |
| Business Services                                     | P                            | P    | P    | P    |   |
| Commercial Entertainment and Recreation               | See subclassifications below |      |      |      |   |
| Large-Scale   | -                            | C    | C    | -    |   |
| Small-Scale   | -                            | C    | C    | -    |   |



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|--|------------------------------|------|------|------|---|
| Eating and Drinking Establishments                   | See subclassifications below |      |      |      |   |
| Full Service   | -                            | -    | -    | M(2) | See Section <a href="#">18.23.140</a> ,<br>Outdoor dining                                       |
| Convenience  | M(2)                         | M(2) | M(2) | M(2) |   |
| Food Preparation                                     | P                            | P    | -    | -    |   |
| Funeral Parlors and Interment Services               | P                            | -    | -    | -    |   |
| Maintenance and Repair Services                      | P                            | P    | P    | -    |   |
| Nurseries and Garden Centers                         | -                            | M    | M    | -    | See Section <a href="#">18.23.270</a> ,<br>Commercial cannabis businesses                       |
| Offices  | See subclassifications below |      |      |      |   |
| Business and Professional                            | -                            | C    | C    | M    |   |
| Medical and Dental                                   | -                            | C    | -    | M    |   |
| Parking, Public or Private                           | -                            | P    | P    | -    | See Chapter <a href="#">18.20</a> , Parking and Loading   |
| Personal Services                                    | See subclassification below  |      |      |      |   |
| Tattoo or Body Modification Parlor                   | M                            | -    | -    | -    |   |
| Retail Sales   | See subclassifications below |      |      |      |   |
| Building Materials and Services                      | M                            | M    | M    | -    |   |
| Cannabis Dispensary                                  | -                            | -    | -    | -    |   |
| Convenience Markets                                  | M(2)                         | M(2) | M(2) | M(2) |   |
| Food and Beverage Sales                              | M(2)                         | M(2) | M(2) | M(2) |   |
| General Retail                                       | M(4)                         | M(4) | M(4) | M(4) |   |
| Retail Establishments Selling Ammunition or Firearms | C                            | C    | C    | C    | See Section <a href="#">18.23.290</a> ,<br>Retail establishments selling ammunition or firearms |
| Industrial Uses                                      |                              |      |      |      |   |
| Construction and Material Yards                      | P                            | P    | P    | -    | See Section <a href="#">18.23.160</a> ,<br>Outdoor storage                                      |
| Custom Manufacturing                                 | P                            | P    | P    | -    |   |



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|---|------------------------------|------|------|----|--|
| Industry, General   | P                            | P    | P    | -  | See Section <a href="#">18.23.270</a> ,<br>Commercial cannabis<br>businesses |
| Industry, Limited   | P                            | P    | P    | P  |  |
| Recycling Facility  | See subclassifications below |      |      |    |  |
| Reverse Vending Machine   | P                            | P    | -    | -  | See Section <a href="#">18.23.190</a> ,<br>Recycling facilities              |
| Recycling Collection Facility   | -                            | C    | C    | -  |  |
| Recycling Processing Facility   | -                            | C    | C    | -  |  |
| Research and Development  | P                            | P    | P    | P  | See Section <a href="#">18.23.270</a> ,<br>Commercial cannabis<br>businesses |
| Research and Development Activities<br>Requiring BSL-1 and BSL-2<br>Containment | P                            | P    | P    | P  |  |
| Research and Development Activities<br>Requiring BSL-3 Containment              | -                            | -    | -    | -  |  |
| Research and Development Activities<br>Requiring BSL-4 Containment              | -                            | -    | -    | -  |  |
| Salvage and Wrecking  | M(3)                         | M    | M    | -  | See Section <a href="#">18.23.160</a> ,<br>Outdoor storage                   |
| Warehousing and Storage   | See subclassifications below |      |      |    |  |
| Chemical, Mineral, and Explosives<br>Storage                                    | -                            | C(7) | C(7) | -  |  |
| Indoor Warehousing and Storage  | P                            | P    | P    | -  |  |
| Outdoor Storage   | P(9)                         | P    | P    | -  | See Section <a href="#">18.23.160</a> ,<br>Outdoor storage                   |
| Wholesaling and Distribution  | P                            | P    | P    | -  | See Section <a href="#">18.23.270</a> ,<br>Commercial cannabis<br>businesses |
| Cannabis Microbusiness  | P                            | P    | P    | -  | See Section <a href="#">18.23.270</a> ,<br>Commercial cannabis               |
| Outdoor Storage   | P(9)                         | P    | P    | -  | See Section <a href="#">18.23.160</a> ,<br>Outdoor storage                   |



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|---|---|----|-------|----|--|
| Wholesaling and Distribution                      | P   | P  | P     | -  | See Section <a href="#">18.23.270</a> , Commercial cannabis businesses |
| Cannabis Microbusiness                            | P   | P  | P     | -  | See Section <a href="#">18.23.270</a> , Commercial cannabis businesses |
| Transportation, Communication, and Utilities Uses |   |    |       |    |  |
| Communication Facilities                          | See subclassifications below  |    |       |    |  |
| Antenna and Transmission Towers                   | See Chapter <a href="#">18.24</a> , Wireless Telecommunications Facilities  |    |       |    |  |
| Facilities Within Buildings                       | M   | M  | M     | M  |  |
| Freight/Truck Terminals and Warehouses            | -   | C  | P(10) | -  |  |
| Light Fleet-Based Services                        | P   | P  | P     | -  |  |
| Utilities, Major                                  | C   | C  | C     | C  |  |
| Utilities, Minor                                  | P   | P  | P     | P  |  |
| Waste Transfer Facility                           | -   | P  | P     | -  |  |
| Other Applicable Types                            |   |    |       |    |  |
| Accessory Uses and Structures                     | See Sections <a href="#">18.23.030</a> , Accessory uses, and <a href="#">18.15.020</a> , Accessory buildings and structures |    |       |    |  |
| Nonconforming Use                                 | Chapter <a href="#">18.19</a> , Nonconforming Uses, Structures, and Lots  |    |       |    |  |
| Temporary Use                                     | Chapter <a href="#">18.31</a> , Temporary Use Permits   |    |       |    |  |

*Specific Limitations:*

1. Permitted only in the area shown on Figure 18.23.040-B: Adult-Oriented Business Area.
2. Permitted only as an ancillary use. The combined floor area of all eating and drinking uses on a site shall not exceed two thousand five hundred (2,500) square feet unless a conditional use permit is approved.
3. Shall be conducted entirely within an enclosed building.
4. Permitted only as an ancillary use, not to occupy more than one thousand (1,000) square feet, unless a conditional use permit is approved.
5. Limited to properties between Industrial Road and Highway 101 and adjacent to Shoreway Road.
6. Limited to alternative fueling stations such as for electric or hybrid vehicles, hydrogen-powered vehicles, and similar vehicles using alternative fuels.
7. Prohibited within five hundred (500) feet of a residential district.
8. Except between Industrial and Highway 101 and Shoreway and Highway 101.
9. Permitted as an accessory use only.
10. Conditional use permit required if adjacent to an R district.

(Ord. 1597 § 3 (Exh. A), 2023; Ord. 1540 (Exh. C), 2019; Ord. 1525 § 2(1) (Exh. A (part)), 2017; Ord. 1480(Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)