

<b>TABLE 2-10</b>  <b>Allowed Land Uses and Permit Requirements for Business Park &amp; Industrial Zones</b>	P Permitted Use CUP Conditional Use Permit required S Permit requirement in specific use regulations A Accessory Use — Use not allowed			
	<b>Permit Required by Zone</b>			Specific Use Regulations
LAND USE TYPE (1)	BP	I		

**INDUSTRY, MANUFACTURING & PROCESSING**

Artisan/craft product manufacturing	P	P			
Catering	P	P			
Furniture and fixtures manufacturing, cabinet shop	—	P			
Laboratory - Medical, analytical	P	P			
Laundry, dry cleaning plans	—	P			
Manufacturing/processing - Light	P	P			
Manufacturing/processing - Medium intensity	—	P			
Media Production	P	P			
Petroleum product storage and distribution	—	CUP			
Printing and publishing	P	P			
Recycling facility	P (10)	P (10)			
Recycling facility - Scrap & dismantling yard	—	—			
Research and development	P	P			
Storage yard- outdoor	—	CUP			
Storage - warehouse, indoor storage	—	P			
Wholesaling and distribution	P	P			

**LODGING**

Lodging - Hotel/Motel	CUP	—			
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**RECREATION, EDUCATION & PUBLIC ASSEMBLY**

Club, lodge, private meeting hall	P	P			
Commercial recreation - Indoor	CUP	CUP			
Commercial recreation - Outdoor	—	—			
Conference/convention facility	CUP	—			
Fitness/health facility	P	—			
Library, museum, art gallery	—	—			
Parks	P	P			
Religious facility	CUP	CUP			
School - Elementary, secondary, or college, private	CUP	—			
School - Specialized education and training	P	—			
Sports and entertainment assembly	—	—			
Studio - Art, dance, martial arts, music, etc.	P	—			
Theater, cinema, or performing arts	—	—			

**RESIDENTIAL**

Dwelling, caretaker	P	P			
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**RETAIL**

Auto and vehicle sales and rental	—	—			
Gas station/fueling station	CUP	—			
Restaurant, café, deli, coffee shop	P(8)	P(8)			

**SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL**

ATM	P	P			
Bank, financial services	P	—			
Business support services	P	P			
Medical service - Health care facility	P	—			
Medical service - Major	P	—			
Medical service - Minor					
Office - Business, service, or government	P	—			
Office - Headquarters, processing	P	—			
Office - Professional, administrative	P	—			

**SERVICES - GENERAL**

Child care center	Pending	Pending			
Kennel, animal boarding	—	CUP			
Maintenance/repair service - Client site services	P	P			
Maintenance/repair service - Equipment, appliances, etc.	—	P			
Mortuary, funeral home	—	—			
Personal services	—	—			
Personal services - Restricted	—	—			
Public safety facility	P	P			
Vehicle services - Major repair/body work	—	P			
Vehicle services - Minor maintenance/repair	—	P			
Veterinary clinic, animal hospital	P	P			

**TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE**

City water & sewer facility	Pending	Pending			
Parking facility, public or commercial	Pending	Pending			
Telecommunications facility	Pending	Pending			
Utility facility	CUP	CUP			
Wireless telecommunications facility	CUP	CUP			

**Key to zone symbols**

<b>BP</b>	Business Park	<b>I</b>	Industrial
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**Notes:**

- (1) See Article 10 (Glossary) for land use definitions.
- (2) Home Occupation Permit and Business License Required
- (3) Large Family Daycare Permit & Business License Required
- (4) Business License Required
- (5) Use allowed only on an upper floor or behind ground floor street fronting use
- (6) Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor
- (7) A CUP is required for overnight board and care
- (8) Neighborhood serving and open at lunch
- (9) Allowed only on floors above the ground floor
- (10) CUP required if part of the facility is outdoor and adjacent to a sensitive receptor

- (11) The following apply for more than one (1) dwelling on a lot
- A) Additional unit must be allowed based on General Plan density
  - B) All units must comply with current parking requirements
  - C) Units must be detached
  - D) Site Plan and Architectural Review approval is required