



CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, California 94560-3796 ☐ 510/578-4330 ☐ FAX 510/578-4265

City Administration Building
7:30 p.m.
City Council Chambers

AGENDA Tuesday, June 13, 2017

- A. ROLL CALL
- B. MINUTES
 - B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, May 9, 2017. (MOTION)
- C. WRITTEN COMMUNICATIONS
- D. ORAL COMMUNICATIONS (Anyone wishing to address the Commission on any planning item not on the Agenda may take the podium and state his/her name and address clearly for the recorder.)
- E. PUBLIC HEARINGS
 - E.1 Hearing to consider Z-17-9, a text amendment to Title 17 (Zoning) of the Newark Municipal Code to revise Chapter 17.20 (Commercial Districts) and Chapter 17.24 (Industrial Districts) by amending Section 17.20.030, 17.020.040, 17.24.030 and 17.24.040 to require distribution and warehouse uses to go through the Conditional Use Permit process – from Deputy Community Development Director Interiano. (CONTINUED FROM MAY 9, 2017) (RESOLUTION)
 - E.2 Hearing to consider P-17-11, a planned unit development, and U-17-12, a conditional use permit, for a two-day night market special event to be held on July 7 and 8, 2017, in the NewPark Mall parking lot (APN: 901-0111-025). NewPark Mall is bounded, generally, to the north by Mowry Avenue, to the west by Cedar Boulevard, to the south by Balentine Drive, and to the east by Interstate 880 (Nimitz Freeway) – from Assistant Planner Bowab. (RESOLUTION)

F. STAFF REPORTS

F.1 Appeal of Community Development Director’s approval of SFDR2017-006, a single-family design review, for an addition to the rear of the first and second floor of a property located at 36831 Papaya Street – from Associate Planner Mangalam. (MOTION)

F.2 Review and consideration of recommending City Council approval of the Citywide Parks Master Plan – from Assistant City Manager Grindall. (MOTION)

G. COMMISSION MATTERS

G.1 Report on City Council actions.

H. ADJOURNMENT

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and at the Planning Division Counter located at 37101 Newark Boulevard, 1st Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.

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City Administration Building
7:30 p.m.
City Council Chambers

MINUTES

Tuesday, May 9, 2017

A. ROLL CALL

At 7:31 p.m., Chairperson Nillo called the meeting to order. All Planning Commissioners were present.

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, April 25, 2017.

Commissioner Otterstetter moved, Commissioner Fitts seconded, to approve the Minutes of April 25, 2017. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider an amendment to P-74-1, a planned unit development, and U-74-1, a conditional use permit to rebuild an existing McDonald's restaurant at 35192 Newark Boulevard (APN: 92A-720-10). (CONTINUED FROM APRIL 11, 2017 AND APRIL 25, 2017).

Assistant City Manager Grindall confirmed that all Planning Commissioners had sufficient time to review the recently received correspondence from Miller Starr Regalia and TJKM.

ACM Grindall and Associate Planner Mangalam gave the staff report.

At Commissioner Fitt's request, Mr. Tom Clark, Construction Manager for McDonald's Corporation, 2999 Oak Road, Walnut Creek, CA 94597, representing the Applicant, demonstrated the new entry and exit points and the path of the vehicle stacking queue line.

Mr. Clark stated he has read and agrees to the Conditions listed in Resolution 1941.

Answering Vice-Chairperson Bridges, ACM Grindall stated a Motion could be made that the new entry/exit design be incorporated into all of the Exhibits.

Mr. Michael DiGeronimo, Miller Starr Regalia, 1331 North California Boulevard, 5th Floor, Walnut Creek, CA 94596, representing the Ladrechs, owners of several properties in the Rosemont Shopping Center, suggested that the Shopping Center's trees be trimmed, the McDonald's building width be limited to 90', the menu board be relocated closer to the drive-thru pick-up window, and a Condition be added that in the event the main shopping center's drive aisle is impacted the City could stop operation of the drive-thru until the issue is resolved.

Answering Vice-Chairperson Bridges, Mr. Eric Ladrech, 35156 Newark Boulevard, Newark, CA 94560, stated there is someone who expressed interest in the empty Mi Pueblo site.

Answering Commissioner Fitts, ACM Grindall stated staff did not believe tree trimming would be appropriate.

Motion made by Commissioner Fitts, seconded by Commissioner Aguilar, to approve Resolution 1941, with revised Exhibits to reflect the new entry/exit points, approving an amendment to P-74-1, a planned unit development, and U-74-1, a conditional use permit to rebuild an existing McDonald's Restaurant at 35192 Newark Boulevard (APN: 92A-720-10). Motion passed 5 AYES.

E.2 Hearing to consider Z-17-9, a text amendment to Title 17 (Zoning) of the Newark Municipal Code to revise Chapter 17.20 (Commercial Districts) and Chapter 17.24 (Industrial Districts) by amending Section 17.20.030, 17.020.040, 17.24.030 and 17.24.040 to require distribution and warehouse uses to go through the Conditional Use Permit process to allow City Council to Determine if there are any negative impacts to the surrounding area.

ACM Grindall stated due to comments received by various members of the business community, staff recommends this Item be continued.

Motion made by Vice-Chairperson Bridges, seconded by Commissioner Aguilar, to continue this Item to the June 13 Planning Commission Meeting. Motion passed 5 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS**G.1 Report on City Council actions.**

None.

ACM Grindall announced Jack's Restaurant and Bar, and John's Incredible Pizza, are both doing well and encouraged the Planning Commission and the public to patronize these businesses.

ACM Grindall informed the Planning Commission that the Citywide Parks Master Plan will be presented at the June 13 Planning Commission Meeting and the Special Joint Planning Commission and City Council Meeting on the Greater NewPark Conceptual Land Use Plan will be held on June 7 at the Silliman Center, 6800 Mowry Avenue, Newark, CA.

Commissioners' Comments

Answering Commissioner Otterstetter, ACM Grindall gave a brief update on the Old Town Revitalization project and stated a Third Community Meeting will be held on Saturday, June 3, 2017 in the City's Council Chambers, 37101 Newark Boulevard, Newark, CA.

Deputy Community Development Director Interiano, informed the Planning Commission that information on the Old Town Study project can be found on the City's website.

Commissioner Aguilar stated he was impressed with the Cal Poly student's engagement with the public at the Second Community Meeting.

The Planning Commissioners discussed various methods of informing the public of upcoming Community Meetings.

H. ADJOURNMENT

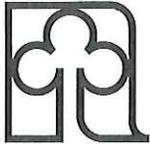
At 8:08 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, May 9, 2017.

Respectfully submitted,



TERRENCE GRINDALL

Secretary



- E. 1 **Hearing to consider Z-17-9, a text amendment to Title 17 (Zoning) of the Newark Municipal Code to revise Chapter 17.20 (Commercial Districts) and Chapter 17.24 (Industrial Districts) by amending Section 17.20.030, 17.020.040, 17.24.030 and 17.24.040 to require distribution and warehouse uses to go through the Conditional Use Permit process – from Deputy Community Development Director Interiano. (CONTINUED FROM MAY 9, 2017) (RESOLUTION)**

Background/Discussion – A zoning text amendment is proposed to require distribution, warehouse and freight terminal uses to be evaluated through the conditional use permit process. Currently, these uses are listed as a permitted use in some commercial and most industrial zoning districts.

The purpose of a Conditional Use Permit (CUP) is to enable a municipality to control certain uses which could have detrimental effects on the community and apply appropriate conditions to the development and/or use.

Distribution and warehouse uses have been identified as uses which are generally heavily dependent on large areas of land and heavy truck traffic as part of their daily business. Therefore, a more thorough analysis is required for the placement of these types of uses and the general impacts they have on a neighborhood and the City as a whole. Among other factors, the following three areas listed below shall be closely monitored for potential negative impacts:

Compatibility

- Discourage placement within close proximity to residential uses and schools. Review noise impacts, size of the proposed structures and orientation of bays. Review location of outdoor storage space and impacts on adjacent uses.

Transportation

- Require a traffic analysis, specifically looking at traffic volumes, operations and level-of-service on surrounding roadways and at key intersections. Determine the feasibility of the proposed truck route based on existing roadway geometry and types of trucks anticipated. Assess potential impacts to roadway surfaces and identify any significant off-site roadway improvements required along the anticipated truck route.

Parking

- Our current regulations require parking for warehouse uses to be based on the proposed number of employees. The CUP process would allow future impacts to be addressed.

Summary of Changes:

Zoning District	Permitted Section Deletions	CUP Section Insertions
General Commercial	Storage Buildings and Warehouse Use	Warehouse Use
Intermediate Commercial	Storage Buildings and Warehouse Use	Warehouse Use
High Technology Park	Warehouse Use	Warehouse/distribution operations
Industrial Technology Park	Warehouse Use	Warehouse/distribution operations
Industrial Park	Warehouse Use	Warehouse Use/distribution operations
Limited Industrial	Freight Terminal and Warehouse Use	Freight Terminal and Warehouse/distribution operations
General Industrial	Freight Terminal and Warehouse Use	Freight Terminal and Warehouse Use/distribution operations

As per our zoning code, all existing warehouse/distribution uses would become legal non-conforming uses. A legal non-conforming use can continue indefinitely so long as the use is not abandoned (Ceased for 6 months or more) and that no more than fifty percent (50%) of the structure that contains the use is not damaged/destroyed.

Given past fluctuations in the commercial development market and the significant investment that has been made to these facilities, staff is recommending that in the case of an existing non-conforming warehouse/distribution use, the use would not be considered to be abandoned until the passage of 7 years of non-operations, and that the legal non-conforming use could continue even if the structure housing the use was completely destroyed. The recommended code includes these provisions. These recommendations were the result of discussions with impacted property owners.

Although there is concern from the development community that this code change will impede development, staff believes these concerns are outweighed by the need to provide decision makers and the public with the ability to review proposed warehouse/distribution uses and consider applying appropriate conditions.

CEQA-The proposed text amendment is categorically exempt from the California Environmental Quality Act (CEQA) under section 5060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 1506(b)(3) (General Rule that CEQA only applies to projects which have the potential to cause a significant effect on the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

Action – It is recommended that the Planning Commission, by resolution, recommend that the City Council approve Z-17-9, a text amendment to Title 17 (Zoning) of the Newark Municipal

Code to revise Chapter 17.20 (Commercial Districts) and Chapter 17.24 (Industrial Districts) by amending Section 17.20.030, 17.020.040, 17.24.030 and 17.24.040 to require distribution and warehouse uses to acquire a Conditional Use Permit.

Attachment

1. Resolution
2. Draft Ordinance
3. Exhibit A

RESOLUTION NO.

RESOLUTION RECOMMENDING APPROVAL OF Z-17-9, A TEXT AMENDMENT TO TITLE 17 (ZONING) OF THE NEWARK MUNICIPAL CODE TO REVISE CHAPTER 17.20 (COMMERCIAL DISTRICTS) AND CHAPTER 17.24 (INDUSTRIAL DISTRICTS) BY AMENDING SECTIONS 17.20.030, 17.020.040, 17.24.030 AND 17.24.040.

WHEREAS, an amendment to Chapter 17.20 (Commercial Districts) and Chapter 17.24 (Industrial Districts) by amending Sections 17.20.030, 17.020.040, 17.24.030, and 17.24.040 to require distribution and warehouse uses to be approved through a Conditional Use Permit;

PURSUANT to Municipal Code Section 17.72.060, a public hearing notice was published in the Tri-City Voice on Aril 25, 2017, and the Planning Commission held a public hearing on said application at 7:30 p.m. on June 13, 2017 at the City Administration Building, 37101 Newark Boulevard, Newark, California.

NOW, THEREFORE, the Planning Commission resolves as follows:

- a. That Chapter 17.20 (Commercial Districts) and Chapter 17.24 (Industrial Districts) be amended to require distribution and warehouse use to be approved by a Conditional Use Permit by amending Sections 17.20.030, 17.020.040, 17.24.030, and 17.24.040;
- b. That the City Council amend Title 17 (Zoning) of the Newark Municipal Code as set forth in Exhibit A, attached hereto and made part hereof by reference.
- c. That a copy of the minutes be forwarded to the City Council as a summary of the hearing.
- d. That the text amendments herein shall be added to the appropriate sections of the Newark Municipal Code, after review and approval by the City Council, when it is next published, with the notation of the date when the amendments became effective.

This Resolution was introduced at the Planning Commission’s June 13, 2017 meeting by Commissioner _____, seconded by Commissioner _____, and passed as follows:

AYES:

NOES:

ABSENT:

s/Terrence Grindall
TERRENCE GRINDALL, Secretary

s/ Bernie Nillo
BERNIE NILLO, Chairperson

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWARK AMENDING TITLE 17 (ZONING) OF THE NEWARK MUNICIPAL CODE TO REVISE CHAPTER 17.20 (COMMERCIAL DISTRICTS) AND CHAPTER 17.24 (INDUSTRIAL DISTRICTS) BY AMENDING SECTIONS 17.20.030, 17.020.040, 17.24.030 AND 17.24.040.

The City Council of the City of Newark does ordain as follows:

Section 1: Pursuant to Section 17.80.070 of Title 17 (Zoning) of the City of Newark Municipal Code, the City Council of the City of Newark does hereby find that the zoning text amendments embodied in this ordinance as set forth in Exhibit A, attached hereto and made a part hereof by reference, is necessary and desirable to achieve the purposes of Title 17 (Zoning) of the Newark Municipal Code, which seeks to remove “Distribution and Warehousing Uses” as a permitted use in the General Commercial, Intermediate Commercial, High Technology Park, Industrial Technology Park, Industrial Park, Limited Industrial, and General Industrial Zoning Districts and add “Distribution and Warehouse Uses” as a conditional use in the General Commercial, Intermediate Commercial, High Technology Park, Industrial Technology Park, Industrial Park, Limited Industrial, and General Industrial Zoning Districts with the aim of establishing the appropriate process to determine potential negative impacts associated with Distribution and Warehouse Uses.

Section 2: The City Council of the City of Newark does hereby find and declare that the zoning text amendment embodied in this ordinance as set forth in Exhibit A, attached hereto and made a part hereof by reference, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which provides that where it can be seen with certainty that there is no possibility that the activity in question may have a significant impact on the environment, the activity is not subject to CEQA.

Section 3: Title 17 (Zoning) of the Newark Municipal Code is hereby amended as shown in Exhibit A, with ~~strikeout~~ denoting deletions and underline denoting additions.

Section 4: Effective Date. This ordinance shall take effect thirty (30) days from the date of its passage. Before expiration of fifteen (15) days after its passage, this ordinance shall be published in The Argus, a newspaper of general circulation published and printed in the County of Alameda and circulated in the City of Newark.

The foregoing ordinance was introduced and read before the City Council of the City of Newark by _____ at the regular meeting of the City Council of the City of Newark held on July ____, 2017.

This ordinance was read at the regular meeting of the City Council held July ____, 2017. Council Member _____ moved that it be adopted and passed, which motion was duly seconded, and said ordinance was passed and adopted.

AYES:

NOES:

ABSENT:

SECONDED:

APPROVED:

ATTEST:

s/ALAN L. NAGY
Mayor

s/SHEILA HARRINGTON
City Clerk

APPROVED AS TO FORM:

s/David Benoun
City Attorney

Exhibit A

17.20.030 - Permitted uses.

Uses shall be permitted in the respective C commercial districts according to the appropriate list below, provided that the structure, if any, which any use shall occupy, use, retain or place upon the use's site shall be of new construction at the time of initial occupancy, and further provided that in the CG and CI districts, when in the planning director's opinion, the permitted use could result in air pollution, production of smoke, dust, vibrations, noxious odors, danger of fire or explosion or any danger to health or safety, a use permit as provided in this chapter shall be required.

Subsections A-E have been omitted for ease of review.

- F. Uses permitted in the general commercial district (CG):
- Administrative, financial, professional and real estate offices;
 - Automobile repairing and refurbishing within enclosed buildings;
 - Automobile sales of new and used cars, parts and supplies including servicing within enclosed buildings;
 - Bakery goods stores and bakeries for on-site sales;
 - Bakery products plants;
 - Barber shops;
 - Beauty shops;
 - Boat sales and service;
 - Book binding;
 - Building materials yards other than gravel, rock or cement yards when located at least three hundred feet from an R district;
 - Cabinet and carpenter shops;
 - Carpet and rug cleaning and dyeing;
 - Catering shops;
 - Christmas tree and other seasonable sales lots, not to exceed six per year (lots shall be cleaned up within seven days after sales have ceased);
 - Coffee shops and specialty food stores;
 - Cold storage plants;
 - Contractor's equipment rental and storage yards when located at least three hundred feet from an R district;
 - Diaper supply services;
 - Electrical contractor shops;

- Exterminators;
- Feed and fuel stores;
- Food lockers;
- Garage door installation, repair, sales and service within enclosed building (no outdoor storage);
- Gift shops;
- Glass replacement and repair shops;
- Gunsmiths;
- Heating and ventilation shops;
- Household equipment repair shops;
- Laboratories, not including flammable liquids or explosives;
- Laundries and cleaning and dyeing plants;
- Linen supply services;
- Live storage, killing or dressing of poultry or rabbits for retail sales on the premises when located at least three hundred feet from an R district;
- Locksmiths;
- Lumber yards, not including planing mills or saw mills when located at least three hundred feet from an R district;
- Medical and dental offices and clinics;
- Meeting halls;
- Motorcycle sales and service;
- Musical instrument repair shops;
- Newspaper publishing and printing;
- Newsstands;
- Nurseries and garden supply stores;
- Office and business equipment repair shops;
- Packing and crating;
- Parcel delivery services, including repair shop facilities;
- Parking lots improved according to the standards prescribed for required off-street parking;
- Photocopy shops including self-serve facilities;
- Photographic developing and printing plants;

- Plumbing shops;
- Post offices;
- Prescription pharmacies and dental and optical laboratories;
- Printing, lithographing and engraving plants;
- Refrigeration and air conditioning equipment shops;
- Rental of hand tools, garden tools, power tools, trailers and other similar equipment;
- Repair and storage garages within enclosed buildings;
- Restaurants and drive-in restaurants, excluding filmed or live entertainment;
- Safe and vault repair shops;
- Self-service laundries and dry-cleaning establishments;
- Sheet metal shops;
- Stone and monument yards when located at least three hundred feet from an R district;
- ~~Storage buildings for commercial and household goods (except for the storage of perishable, flammable, explosive or dangerous materials, live animals, or use of the storage facilities for a dwelling or place of business, manufacturing or production);~~
- Storage yards for commercial vehicles;
- Taxidermists;
- Tire sales, retreading and recapping, within enclosed buildings;
- Trailer sales, service and other associated retail;
- Transit yards when located at least three hundred feet from an R district;
- Travel agencies and services;
- Trucking terminals when located at least three hundred feet from an R district;
- Union halls;
- Upholstering shops;
- Veterinarians' offices and small animal hospitals, including short-term animal boarding and incidental care but not including long-term boarding or kennels, with all operations conducted within a completely enclosed building;
- Veterinarians' offices and small animal hospitals, including long-term boarding and kennels, when located at least three hundred feet from an R district;
- ~~Warehouses except for the storage of fuel or flammable liquids or explosives;~~
- Accessory structures and uses located on the same site with and necessary for the operation of a permitted use.

G. Uses permitted in the intermediate commercial district (CI):

- Administrative, financial, professional and real estate offices;
- Administrative social services facilities;
- Automobile sales of new and used cars, parts and supplies including servicing within enclosed buildings;
- Automobile repairing and refurbishing within enclosed buildings;
- Bakery goods stores and bakeries for on-site sales;
- Bakery products plants;
- Barber and beauty supply stores;
- Boat sales and service;
- Bookbinding;
- Bottling works;
- Building contractor shops within enclosed buildings when located more than three hundred feet from an R district;
- Building materials manufacture and assembly, including composition wallboards, panels and prefabricated structures, within enclosed buildings;
- Cabinet and carpenter shops;
- Carpet and rug cleaning and dyeing;
- Catering shops;
- Christmas tree and other seasonable sales lots, not to exceed six per year (lots shall be cleaned up within seven days after sales have ceased);
- Clothing and yardage sales including wholesale;
- Cold storage plants;
- Community service organizations and facilities;
- Dairy products plants;
- Delicatessen stores;
- Diaper supply services;
- Feed and fuel stores;
- Fire protection equipment manufacture, assembly, sales and service;
- Food lockers;
- Food stores and supermarkets;
- Forklift rental, sales, service and storage within an enclosed building;
- Furniture auction halls;

- Garage door manufacture, assembly, sales and service within enclosed buildings;
- Glass replacement and repair shops;
- Gunsmiths;
- Gymnasiums and health spas;
- Heating and ventilation shops;
- Hobby shops;
- Household equipment repair shops;
- Household major appliance sales and service;
- Housewares stores;
- Laboratories, not including flammable liquids or explosives;
- Laundries and cleaning and dyeing plants;
- Linen supply services;
- Locksmiths;
- Lumberyards, not including planing mills or sawmills;
- Machine shops, not using drop hammers, automatic screw machines or punch presses with a rated capacity of over twenty tons, within enclosed buildings when located more than three hundred feet from an R district;
- Meeting halls;
- Motion picture and video production;
- Motorcycle sales and service;
- Musical instrument repair shops;
- Newspaper publishing and printing;
- Nurseries and garden supplies stores;
- Office and business equipment sales and repair stores;
- Packing and crating;
- Paint, glass and wallpaper stores;
- Parcel delivery services, including repair shop facilities within enclosed buildings;
- Parking lots improved according to the standards prescribed for required off-street parking;
- Party supply stores including wholesale;
- Pet and bird stores;
- Photocopy shops including self-service facilities;

- Photographic developing and printing plants;
- Plumbing shops;
- Printing, lithographing and engraving plants;
- Radio and television repair shops;
- Refrigeration and air conditioning equipment shops;
- Rental of hand tools, garden tools, power tools, trailers and other similar equipment within buildings;
- Repair and storage garages within enclosed buildings;
- Restaurant equipment sales, rental and service;
- Safe and vault repair shops;
- Sporting goods stores;
- ~~Storage buildings for commercial and household goods (except for the storage of perishable, flammable, explosive or dangerous materials, live animals, or use of the storage facilities for a dwelling or place of business, manufacturing or production);~~
- Storage yards for recreational vehicles when located more than three hundred feet from an R district;
- Taxidermists;
- Tire sales, retreading and capping within enclosed buildings;
- Trailer sales, service and other associated retail;
- Trophy manufacturing and sales;
- Union halls;
- Upholstering shops;
- Veterinarians offices and small animal hospitals, including short-term animal boarding and incidental care, but not including long-term boarding or kennels, with all operations conducted within a completely enclosed building;
- ~~Warehouses except for the storage of fuel or flammable liquids or explosives;~~
- Woodworking shops and sash and door manufacture, including only incidental millwork conducted within enclosed buildings when located more than three hundred feet from an R district;
- Accessory structures and uses located on the same site with and necessary for the operations of a permitted use.

17.20.040 - Conditional Uses.

Conditional uses shall be permitted in the respective C commercial districts, subject to securing a use permit, according to the appropriate list below. The planning director may determine if a use permit is required for accessory structures and uses located on the same site with and necessary for the operation of a conditional use.

Subsections A-E have been omitted for ease of review.

F. Conditional uses permitted in the general commercial district (CG):

- Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning;
- Convenience food stores;
- Filmed or live entertainment at restaurants;
- Massage studios;
- Nonprofit youth clubs;
- Planned unit development as provided in Chapter 17.40;
- Public buildings, grounds, parks, playgrounds and other public recreational facilities;
- Public and private utility facilities and equipment;
- Service stations, subject to the following conditions:
 1. All operations except gasoline sales and automobile washing shall be conducted in buildings enclosed on at least three sides,
 2. No gasoline pump island shall be located closer than twenty feet to any property line.

Warehouses except for the storage of fuel or flammable liquids or explosives. Notwithstanding Section 17.68.070 (Abandonment of Nonconforming use), a nonconforming warehouse use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding Section 17.68.080 (Restoration after Destruction) a nonconforming warehouse can be replaced even if damaged/destroyed up to one hundred percent (100%).

G. Conditional uses permitted in the intermediate commercial district (CI):

- Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning;
- Barber shops;
- Beauty shops;
- Convenience food stores;
- Financial institutions;
- Massage studios;
- Nonprofit youth clubs;
- Planned unit development as provided in Chapter 17.40;

- Public and private utility facilities and equipment;
- Public buildings, grounds, parks, playgrounds and other public recreational facilities;
- Radio and television broadcasting studios;
- Service stations, subject to the following conditions:
 1. All operations except gasoline sales and automobile washing shall be conducted in buildings enclosed on at least three sides,
 2. No gasoline pump island shall be located closer than twenty feet to any property line,
 3. No rental of trailers or tools;
- Technical and trade schools;-
- Warehouses except for the storage of fuel or flammable liquids or explosives. Notwithstanding, section 17.68.070 (Abandonment of Nonconforming use), a nonconforming warehouse use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding Section 17.68.080 (Restoration after Destruction) a nonconforming warehouse can be replaced even if damaged/destroyed up to one hundred percent (100%).

17.24.030 - Permitted uses.

Uses shall be permitted in the respective M industrial districts according to the appropriate list below, except when, in the planning director's opinion, the permitted use could result in air pollution, production of smoke, dust, vibrations, noxious odors, danger of fire or explosion or any danger to health or safety or where a permitted use could be deemed a nuisance as defined at common law, by statute of the state or code of the city, a use permit as provided in this chapter shall be required.

- A. Uses permitted in the high technology park district (MT-1):
- Administrative, financial and professional offices;
 - Business machine manufacture and assembly;
 - Cafeterias for site employees and business guests only incidental to, necessary for the operation of, and on the same site as a permitted use;
 - Camera and photographic equipment manufacture and assembly, except film;
 - Computer software development;
 - Day care facilities for site employees, only incidental to and on the same site as a permitted use;
 - Electronic instrument and component manufacture and assembly;
 - Drug and pharmaceutical manufacture and assembly;
 - Laboratories devoted to experimentation, research and development;
 - Medical hardware manufacture and assembly;
 - Motion picture and television production;

- Musical instrument manufacture and assembly;
- Optical goods manufacture and assembly;
- Parking lots improved according to the standards for required off-street parking facilities;
- Photographic processing and developing;
- Precision instrument manufacture and assembly;
- Printing, publishing, lithographing, engraving and binding;
- Research and development;
- Scientific, medical, dental and drafting instrument manufacture and assembly;
- ~~Warehouse/distribution operations, except that such use shall only be permitted in a business park setting where no more than thirty-three percent of the total developable area is used for this purpose;~~
- Accessory structures located on the same site with and necessary for the operation of a permitted use.

B. Uses permitted in the industrial technology park district (MT):

- Administrative, financial and professional offices;
- Business machine manufacture and assembly;
- Cafeterias for site employees and business guests only incidental to, necessary for the operation of, and on the same site as a permitted use;
- Camera and photographic equipment manufacture and assembly, except film;
- Computer software development;
- Day care facilities for site employees, only incidental to and on the same site as a permitted use;
- Drug and pharmaceutical manufacture and assembly;
- Electronic instrument and component manufacture and assembly;
- Laboratories devoted to experimentation, research and development;
- Medical hardware manufacture and assembly;
- Motion picture and television production;
- Optical goods manufacture and assembly;
- Parking lots improved according to the standards for required off-street parking facilities for the same site as the use for which it is intended only;
- Photographic processing and developing;
- Precision instrument manufacture and assembly;
- Printing, publishing, lithographing, engraving and binding;

- Recreational and educational facilities for site employees and business guests only incidental to, necessary for the operation of, and on the same site as a permitted use;
- Research and development;
- Retail stores for sale of products manufactured on-site incidental to and necessary for the operation of a permitted use;
- Residences for business guests, employees on temporary assignment and maintenance and security personnel only, incidental to, necessary for the operation of, and on the same site as a permitted use;
- Scientific, medical, dental and drafting instrument manufacture and assembly;
- ~~— Warehouses for related products not to exceed forty percent of the total site floor area, only incidental to, necessary for the operation of, and on the same site as a permitted use;~~
- Accessory structures for custodial and maintenance services only incidental to, necessary for the operation of, and on the same site as a permitted use.

C. Uses permitted in the industrial park district (MP):

- Administrative, financial and professional offices;
- Bottling works;
- Camera and photographic equipment manufacture and assembly, except film;
- Ceramic products manufacture and assembly, using only previously pulverized clay and electric or gas-fired kilns;
- Cold storage plants;
- Cosmetic, perfume and toiletry manufacture, not including refining or rendering of fats or oils;
- Commercial advertising structure manufacture and assembly;
- Day care facilities for site employees, only incidental to and on the same site as a permitted use;
- Die and pattern making manufacture and assembly;
- Drug and pharmaceutical manufacture and assembly;
- Electrical appliance, supplies and equipment manufacture, provided that no noxious or offensive fumes or odors are emitted;
- Electronic instrument and component manufacture and assembly;
- Forklift rental, sales, service and storage;
- Hardware manufacture and assembly;
- Laboratories devoted to experimentation, research and development;
- Light sheet metal product manufacture and assembly;
- Manufacturing, assembling, compounding, packaging and processing from the following previously prepared materials:

- bone,
- canvas,
- cellophane,
- cellulose,
- cloth,
- cork,
- feathers,
- felt,
- fiber and synthetic fiber,
- fur,
- glass,
- hair,
- horn,
- leather,
- paint (not using a boiling process),
- paper,
- plastics,
- precious or semiprecious metals or stones,
- rubber and synthetic rubber,
- shell,
- straw,
- textiles,
- tobacco,
- wood;
- Medical hardware manufacture and assembly;
- Metal products manufacture through stamping or extrusion of small items such as pins, buttons and kitchen utensils;
- Motion picture and television production;
- Musical instrument manufacture and assembly;
- Optical goods manufacture and assembly;

- Parking lots improved according to the standards for required off-street parking facilities;
- Precision instrument manufacture and assembly;
- Printing, publishing, lithographing, engraving and binding;
- Retail stores incidental to and on the same site with a permitted use;
- Scientific, medical, dental and drafting instrument manufacture and assembly;
- Union halls;
- ~~Warehouse, except for storage of flammable liquids;~~
- Accessory structures located on the same site with and necessary for the operation of a permitted use.

D. Uses permitted in the limited industrial district (ML):

- Administrative, financial and professional offices;
- Automobile repairing and refurbishing within enclosed buildings;
- Battery manufacture and assembly;
- Bottling works;
- Box factories and cooperage;
- Breweries, distilleries and wineries;
- Building materials manufacture and assembly, not including cement, clay and metal products;
- Bus depots;
- Camera and photographic equipment manufacture and assembly, except film;
- Candle manufacture and assembly, not including rendering;
- Carpet and rug manufacture and assembly;
- Ceramic and porcelain products manufacture and assembly, using only previously pulverized clay and electric or gas-fired kilns;
- Cold storage plants;
- Commercial advertising structure manufacture and assembly;
- Cork manufacture and assembly;
- Cosmetic, perfume and toiletry manufacture, not including refining or rendering of fats or oils;
- Cotton ginning, cotton wadding and linter manufacture and assembly;
- Dairy product plants;
- Die and pattern making manufacture and assembly;

- Drug and pharmaceutical manufacture and assembly;
- Electrical appliances, supplies and equipment manufacture and assembly, provided that no noxious or offensive fumes or odors are emitted;
- Electronic instrument and component manufacture and assembly;
- Food and food product manufacture and assembly, provided that no noxious or offensive fumes or odors are emitted;
- Forklift rental, sales, service and storage;
- Freight forwarding terminals;
- Furniture manufacture and assembly;
- Glass and glass product manufacture and assembly;
- Hardware manufacture and assembly;
- Laboratories devoted to experimentation, research and development;
- Light sheet metal product manufacture and assembly;
- Lumberyards, not including planning mills or sawmills;
- Machine shops, not using drop hammers, automatic screw machines or punch presses with a rated capacity of over twenty tons;
- Manufacturing, assembling, compounding, packaging and processing from the following previously prepared materials:
 - bone,
 - canvas,
 - cellophane,
 - cellulose,
 - cloth,
 - cork,
 - feathers,
 - felt,
 - fiber and synthetic fiber,
 - fur,
 - glass,
 - hair,
 - horn,
 - leather,

- paint (not using a boiling process),
- paper,
- plastics,
- precious or semiprecious metals or stones,
- rubber and synthetic rubber,
- shell,
- straw,
- textiles,
- tobacco,
- wood;
- Mattress manufacture and assembly;
- Medical hardware manufacture and assembly;
- Metal container manufacture and assembly;
- Metal finishing and plating;
- Metal products manufacture through stamping or extrusion of small items such as pins, buttons and kitchen utensils;
- Motion picture and television production;
- Motor and generator manufacture and assembly;
- Musical instrument manufacture and assembly;
- Optical goods manufacture and assembly;
- Painting, enameling and lacquering shops;
- Paper products manufacture and assembly;
- Paraffin products manufacture and assembly;
- Parking lots improved according to the standards for required off-street parking facilities;
- Plastics manufacture and assembly;
- Precision instrument manufacture and assembly;
- Printing, publishing, lithographing, engraving and binding;
- Railroad stations;
- Retail stores incidental to and on the same site with a permitted use;
- Scientific, medical, dental and drafting instrument manufacture and assembly;

- Shoe polish manufacture and assembly;
 - Small boat manufacture and assembly, not including ship building;
 - Storage yards for commercial vehicles;
 - Trailer rentals, sales and service;
 - Transit yards;
 - Trucking terminals;
 - Union halls;
 - Warehouse, except for storage of flammable liquids;
 - Welding shops;
 - Woodworking shops, with incidental millwork conducted within a completely enclosed structure only;
 - Accessory structures located on the same site with and necessary for the operation of a permitted use.
- E. Uses permitted in the general industrial district (MG):
- Administrative, financial and professional offices;
 - Aircraft and aircraft accessories and parts manufacture and assembly;
 - Automobile, truck and trailer manufacture and assembly, including accessories and parts;
 - Battery manufacture and assembly;
 - Boiler works;
 - Bottling works;
 - Box factories and cooperage;
 - Breweries, distilleries and wineries;
 - Building materials manufacture and assembly, not including cement, clay and metal products;
 - Bus depots;
 - Camera and photographic equipment manufacture and assembly, except film, provided that no sensitive electronics or precision parts of equipment are used or manufactured;
 - Candle manufacture and assembly, not including rendering;
 - Carpet and rug manufacture and assembly;
 - Cement products manufacture and assembly;
 - Ceramic, clay and porcelain products manufacture and assembly;

- Chemical products manufacture and assembly, provided no fire or explosive hazard is created;
- Cold storage plants;
- Commercial advertising structure manufacture and assembly;
- Cork manufacture and assembly;
- Cosmetic, perfume and toiletry manufacture, not including refining or rendering of fats or oils;
- Cotton ginning and cotton wadding and linter manufacture and assembly;
- Dairy products manufactured and assembly;
- Die and pattern making manufacture and assembly;
- Drug and pharmaceutical manufacture and assembly;
- Electrical appliance, supplies and equipment manufacture and assembly, provided that no noxious or offensive fumes or odors are emitted;
- Electronic instrument and component manufacture and assembly; provided that no sensitive electronics or precision parts or equipment are used or manufactured;
- Firearms manufacture and assembly;
- Food and food products manufacture and assembly;
- Forklift rental, sales, service and storage;
- Freight forwarding terminals;
- Furniture manufacture and assembly;
- Glass and glass products manufacture;
- Grain elevators;
- Graphite and graphite product manufacture and assembly;
- Gravel, rock and cement yards;
- Hardware and hand tool manufacture and assembly;
- Ink manufacture and assembly;
- Jute, hemp, sisal and oakum manufacture and assembly;
- Laboratories devoted to experimentation, research and development, with no sensitive electronic or precision parts or equipment;
- Leather and finishing and dyeing, not including tanning and curing;
- Light sheet metal product manufacture and assembly;
- Lumberyards, not including planing mills or sawmills;

- Machine shops, not using drop hammers, automatic screw machines or punch presses with a rated capacity of over twenty tons;
- Machine tool manufacture and assembly;
- Machinery manufacture, including light and heavy machines and appliances;
- Manufacturing, assembling, compounding, packaging and processing from the following previously prepared materials:
 - bone,
 - canvas,
 - cellophane,
 - cellulose,
 - cloth,
 - cork,
 - feathers,
 - felt,
 - fiber and synthetic fiber,
 - fur,
 - glass,
 - hair,
 - horn,
 - leather,
 - paint (not using a boiling process),
 - paper,
 - plastics,
 - precious or semiprecious metals or stones,
 - rubber and synthetic rubber,
 - shell,
 - straw,
 - textiles,
 - tobacco,
 - wood;
- Mattress manufacture and assembly;

- Meat product manufacture and assembly not including slaughtering and glue size manufacture;
- Medical hardware manufacture and assembly;
- Metal alloy and foil manufacture and assembly;
- Metal casting and foundries not including magnesium foundries;
- Metal container manufacture and assembly;
- Metal finishing and plating;
- Metal products manufacture through stamping or extrusion of small items such as pins, buttons and kitchen utensils;
- Motion picture and television production;
- Motor and generator manufacture and assembly;
- Motor testing of internal combustion engines;
- Musical instrument manufacture and assembly, provided that no sensitive electronics or precision parts of equipment are used or manufactured;
- Optical goods manufacture and assembly;
- Painting, enameling and lacquering shops;
- Paper product manufacture and assembly;
- Paraffin product manufacture and assembly;
- Parking lots improved according to the standards for required off-street parking facilities;
- Plastics manufacture and assembly;
- Precious metals reduction, smelting and refining;
- Precision instrument manufacture and assembly, provided that no sensitive electronics or precision parts of equipment are used or manufactured;
- Printing, publishing, lithographing, engraving and binding;
- Railroad freight stations, repair shops and yards;
- Railroad stations;
- Retail stores incidental to and on the same site with a permitted use;
- Rubber product manufacture and assembly;
- Salt works;
- Sandblasting;
- Scientific, medical, dental and drafting instrument manufacture and assembly;
- Shoe polish manufacture and assembly;

- Small boat manufacture and assembly, not including ship building;
- Starch and dextrine manufacture and assembly;
- Steel product manufacture and assembly;
- Stone products manufacture and assembly, including items such as abrasives;
- Storage, sorting, collecting or baling of iron, junk, paper, rags, or scrap metal within a completely enclosed structure;
- Storage yards for commercial vehicles;
- Textile bleaching;
- Textile, knitting and hosiery mills;
- Tobacco curing and processing;
- Trailer rentals, sales and service;
- Transit yards;
- Trucking terminals;
- Union halls;
- ~~Warehouse, except for storage of flammable liquids;~~
- Watch and clock manufacture and assembly, provided that no sensitive electronics or precision parts of equipment are used or manufactured;
- Welding shops;
- Wire and cable manufacture and assembly;
- Wood and lumber processing and woodworking;
- Wool scouring and pulling;
- Accessory structures located on the same site with and necessary for the operation of a permitted use.

17.24.040 - Conditional uses.

Conditional uses shall be permitted in the respective M industrial districts according to the appropriate list below, subject to securing a use permit. The planning director may determine if a use permit is required for accessory structures and uses located on the same site with and necessary for the operation of a conditional use.

- A. Conditional uses permitted in the high technology park district (MT-1):
 - Accessory commercial uses when in conformity with an adopted specific plan;
 - Biotechnology research, development and manufacturing operations;
 - Hotels and motels, including restaurants and lounge bars as an integral part thereof, but excluding live and filmed entertainment;

- Planned unit developments as provided in Chapter 17.40;
- Public and private utility facilities and equipment;
- Railroad stations when in conformity with an adopted specific plan;
- Restaurants;
- Schools and colleges when in conformity with an adopted specific plan;
- Warehouse, except for storage of flammable liquids/distribution operations. Notwithstanding, Section 17.68.070 (Abandonment of Nonconforming use), a nonconforming warehouse use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use notwithstanding Section 17.68.080 (Restoration after Destruction) a nonconforming warehouse can be replaced even if damaged/destroyed up to one hundred percent (100%).

B. Conditional uses permitted in the industrial technology park district (MT):

- Biotechnology research, development and manufacturing operations;
- Planned unit developments as provided in Chapter 17.40;
- Public and private utility facilities and equipment;
- Public buildings and grounds;

Warehouse, except for storage of flammable liquids/distribution operations. Notwithstanding, section 17.68.070 (Abandonment of Nonconforming use), a nonconforming warehouse use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding 17.68.080 (Restoration after Destruction) a nonconforming warehouse can be replaced even if damaged/destroyed up to one hundred percent (100%).

C. Conditional uses permitted in the industrial park district (MP):

- Financial institutions;
- Planned unit developments as provided in Chapter 17.40;
- Public buildings and grounds;
- Public and private utility facilities and equipment;
- Restaurants;
- Service stations, subject to the following conditions:
 1. All operations except gasoline sales and automobile washing shall be conducted in buildings enclosed on at least three sides,
 2. No gasoline pump island shall be located closer than twenty feet to any property line,
 3. No rental of trailers, hand tools, garden tools, power tools and other similar equipment as an incidental part of the service station operation,
 4. No major automobile repairs, such as engine overhaul, transmission and differential repair, body and fender work, and other repairs of a similar nature shall be performed;
- Technical and trade schools;

— The uses listed below shall be permitted with a conditional use permit, provided that on the basis of the use permit application and evidence submitted, the planning commission makes the following findings in addition to the findings prescribed for granting a use permit:

1. That consideration of all the determinable characteristics of the use which is the subject of the application indicates that the use has the same essential characteristics as the uses permitted in the MP district with respect to method of operation, type of process, materials, equipment, structures, storage and appearance,
2. That the use will not create significantly more vehicular or rail traffic than the volumes normally created by uses permitted in the MP district,
3. That the use reasonably can be expected to conform with the special conditions prescribed in Section 17.24.120 for uses permitted in the MP district,

Uses:

- Automobile repairing and refurbishing within enclosed buildings,
- Battery manufacture and assembly,
- Boat manufacture and assembly of small boats only, not including shipbuilding,
- Box factories and cooperage,
- Breweries, distilleries and wineries,
- Building materials manufacture and assembly, not including cement, clay and metal products,
- Bus depots,
- Candle manufacture and assembly, not including rendering,
- Carpet and rug manufacture and assembly,
- Cork manufacture and assembly,
- Cotton ginning and cotton wadding and linter manufacture and assembly,
- Dairy products plants,
- Food and food product manufacture, provided that no noxious or offensive fumes or odors are emitted,
- Freight forwarding terminals, Notwithstanding Section 17.68.070 (Abandonment of Nonconforming use), a nonconforming freight forwarding terminal use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding Section 17.68.080 (Restoration after Destruction) a nonconforming freight forwarding terminal can be replaced even if damaged/destroyed up to one hundred percent (100%).
- Furniture manufacture and assembly,
- Glass and glass product manufacture and assembly,
- Lumberyards, not including planing mills or sawmills,
- Machine shops, not using drop hammers, automatic screw machines or punch presses with a rated capacity of over twenty tons,

- Mattress manufacture and assembly,
- Metal container manufacture and assembly
- Metal finishing and plating,
- Motor and generator manufacture and assembly
- Painting, enameling and lacquering shops,
- Paper product manufacture and assembly,
- Paraffin product manufacture and assembly,
- Plastics manufacture and assembly,
- Porcelain manufacture and assembly,
- Railroad stations,
- Shoe polish manufacture and assembly,
- Storage yards for commercial vehicles,
- Trailer rentals, sales and service,
- Transit yards,
- Trucking terminals,
- Watchman's living quarters incidental to and on the same site with a permitted use,
- Warehouse, except for storage of flammable liquids/distribution operations, Notwithstanding Section 17.68.070 (Abandonment of Nonconforming use), a nonconforming warehouse use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding 17.68.080 (Restoration after Destruction) a nonconforming warehouse can be replaced even if damaged/destroyed up to one hundred percent (100%).
- Welding shops,
- Woodworking shops, including only incidental millwork conducted within a completely enclosed structure.

D. Conditional uses permitted in the limited industrial district (ML):

- Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning;
- Financial institutions;
- Freight forwarding terminals; Notwithstanding Section 17.68.070 (Abandonment of Nonconforming use), a nonconforming Freight forwarding terminal use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding Section 17.68.080 (Restoration after Destruction) a nonconforming freight forwarding terminal can be replaced even if damaged/destroyed up to one hundred percent (100%).
- Planned unit developments as provided in Chapter 17.40;

- Public buildings and grounds;
- Public and private utility facilities and equipment;
- Restaurants;
- Service stations, subject to the following conditions:
 1. All operations except gasoline sales and automobile washing shall be conducted in buildings enclosed on at least three sides,
 2. No gasoline pump island shall be located closer than twenty feet to any property line,
 3. No rental of trailers, hand tools, garden tools, power tools and other similar equipment as an incidental part of the service station operation;
- Technical and trade schools;
- The uses listed below shall be permitted with a conditional use permit, provided that on the basis of the use permit application and evidence submitted, the planning commission makes the following findings in addition to the findings prescribed for granting a use permit:

1. That consideration of all the determinable characteristics of the use which is the subject of the application indicates that the use has the same essential characteristics as the uses permitted in the ML district with respect to method of operation, type of process, materials, equipment, structures, storage and appearance,
2. That the use will not create significantly more vehicular or rail traffic than the volumes normally created by uses permitted in the ML district,
3. That the use reasonably can be expected to conform with the special conditions prescribed in Section 17.24.120 for uses permitted in the ML district,

Uses:

- Aircraft and aircraft accessories and parts manufacture and assembly,
- Automobile, truck and trailer manufacture and assembly, including accessories and parts,
- Boiler works,
- Cement product manufacture and assembly,
- Chemical product manufacture and assembly provided no fire or explosive hazard is created,
- Clay product manufacture and assembly,
- Firearms manufacture and assembly,
- Food processing, roasting, refining, pasteurizing and extracting, not including processing of meat or fish,
- Grain elevators,
- Graphite and graphite process manufacture and assembly,
- Gravel, rock and cement yards,
- Ink manufacture and assembly,
- Jute, hemp, sisal and oakum products manufacture and assembly,

- Leather and fur finishing and dyeing, not including tanning and curing,
 - Machine tool manufacture and assembly,
 - Machinery manufacture and assembly, including light and heavy machines and appliances,
 - Meat product processing and packaging, not including slaughtering and glue size manufacture,
 - Metal alloy and foil manufacture and assembly,
 - Metal casting and foundries not including magnesium foundries,
 - Motor testing of internal combustion engines,
 - Precious metals reduction, smelting and refining
 - Railroad freight stations, repair shops and yards,
 - Rubber product manufacture and assembly,
 - Salt works,
 - Sandblasting,
 - Starch and dextrine manufacture and assembly
 - Steel and structural steel product manufacture and assembly,
 - Stone product manufacture and assembly, including items such as abrasives,
 - Storage, sorting, collecting or baling of iron, junk, paper, rags, or scrap metal within a completely enclosed structure,
 - Textile bleaching,
 - Textile, knitting and hosiery mills,
 - Tobacco curing and processing,
 - Warehouse, except for storage of flammable liquids/distribution operations, Notwithstanding Section 17.68.070 (Abandonment of Nonconforming use), a nonconforming warehouse use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding Section 17.68.080 (Restoration after Destruction) a nonconforming warehouse can be replaced even if damaged/destroyed up to one hundred percent (100%).
 - Watchman's living quarters incidental to and on the same site with a permitted use,
 - Wire and cable manufacture and assembly,
 - Wood and lumber processing and woodworking,
 - Wool scouring and pulling.
- E. Conditional uses permitted in the general industrial district (MG):
- Airports and heliports;

- Asphalt and asphalt product manufacture and assembly;
- Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning;
- Cement, lime, gypsum and plaster of paris manufacture;
- Charcoal, lampblack and fuel briquette manufacture;
- Chemical manufacture with potential fire or explosive hazard;
- Coal, coke and tar products manufacture and assembly;
- Drop forges;
- Explosives manufacture and assembly, including fireworks;
- Film manufacture and assembly;
- Financial institutions;
- Fish products manufacture;
- Freight forwarding terminals; Notwithstanding Section 17.68.070 (Abandonment of Nonconforming use), a nonconforming freight forwarding terminal use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding Section 17.68.080 (Restoration after Destruction) a nonconforming freight forwarding terminal can be replaced even if damaged/destroyed up to one hundred percent (100%).
- Gas manufacture and storage;
- Gelatin, glue or size manufacture from animal or fish refuse;
- Lard manufacture;
- Linoleum or oil cloth manufacture and assembly;
- Magnesium foundries;
- Manure, peat and topsoil processing and storage;
- Match manufacture and assembly;
- Metal and metal ores reduction, refining, smelting and alloying;
- Motor vehicle wrecking yards;
- Paint manufacture including enamel, lacquer, shellac, turpentine and varnish;
- Paper manufacture and assembly;
- Petroleum and petroleum products refining;
- Planned unit developments as provided in Chapter 17.40;
- Public and private utility facilities and equipment;
- Public buildings and grounds;

- Recycling plants;
- Restaurants;
- Rifle ranges;
- Rolling mills;
- Rubber manufacture or processing;
- Sensitive electronic or precision parts or equipment used or manufactured as part of a permitted use;
- Service stations, subject to the following conditions:
 1. All operations except gasoline sales and automobile washing shall be conducted in buildings enclosed on at least three sides,
 2. No gasoline pump island shall be located closer than twenty feet to any property line,
 3. No rental of trailers, hand tools, garden tools, power tools and other similar equipment as an incidental part of the service station operation;
- Soap manufacture including rendering of fats or oils;
- Steam plants;
- Storage of flammable liquids;
- Tallow manufacture;
- Tanneries and storage and curing of rawhides;
- Technical and trade schools;
- Warehouse, except for storage of flammable liquids/distribution operations; Notwithstanding Section 17.68.070 (Abandonment of Nonconforming use), a nonconforming warehouse use shall not be considered abandoned until seven (7) years of non-operation or change to a conforming use and notwithstanding Section 17.68.080 (Restoration after Destruction) a nonconforming warehouse can be replaced even if damaged/destroyed up to one hundred percent (100%).
- Watchman's living quarters incidental to and on the same site with a permitted use;
- Wood and bones distillation;
- Wood pulp and fiber reduction and processing.