

Sec. 9-3.305. Industrial districts.

(a) Purpose and intent. The following three (3) districts and one (1) overlay have been established for the following purpose and intent:

- (1) Commercial Manufacturing (CM) District. The purpose and intent of the Commercial Manufacturing (CM) District is to provide for a wide range of commercial uses, primarily of a non-retail nature, wholesaling, limited manufacturing, and indoor recreational uses.
- (2) Industrial Park (IP) District. The purpose and intent of the Industrial Park (IP) District is to:
 - (A) Provide areas, designated in the General Plan, for the development of industrial parks;
 - (B) Provide for high-quality physical developments within industrial parks by requiring comprehensive planning and the coordination of building design and location, landscaping, parking, interior circulation, and other facilities;
 - (C) Allow for certain commercial and service uses within such industrial parks which uses are related to the permitted industrial uses or which may serve the employees of the industrial establishments during the normal workday; and
 - (D) Limit the physical effects of the permitted industrial activities, such as the emission of air contaminants, noise, glare, run-off of pollutants, and other such effects which could be harmful to life or other nearby property,
- (3) Agri-Business (A) District. The purpose and intent of the Agri-Business (A) District is to implement the General Plan provisions for the use of land for agricultural activities.
- (4) Residential Overlay (RO). The purpose and intent of the Residential Overlay (RO) is to allow very high density multi-family housing to coexist with industrial uses within certain portions of the Industrial Park (IP) and Commercial Manufacturing (CM) Districts. Residential development within the RO shall adhere to the standards contained in subsection (h).

(h) Residential Overlay (RO) Standards.

- (1) Uses and development standards.
 - (A) Properties within the RO are permitted to operate existing industrial uses, expand existing industrial uses and develop new industrial uses in accordance with the applicable Commercial Manufacturing and Industrial Park zoning standards identified in Section 9-3.305 (Industrial Districts).
 - (B) Properties within the RO are permitted to be redeveloped with multi-family housing that is consistent with the Very High Density residential zoning standards identified in Section 9-3.301 (Residential Districts).
 - (C) If a property in the RO is converted from an industrial use to a residential use, no portion of the property may be used for industrial uses.
- (2) Development review. New residential development within the RO shall be subject to the applicable review procedures as set forth in Article 3 (Development Review Procedures) of Chapter 2 of this title.
 - (A) Prior to approval of any project an Environmental Impact Report (EIR) will be prepared, assessing the specific project description in accordance with the

California Environmental Quality Act (CEQA). To support a CEQA determination the following studies, and potential implementation of on- and off-site improvements in response to the studies, may need to be completed: View Simulations, Air Quality Analysis, Traffic Impact Analysis, Cultural Resource Assessment, VMT Analysis, Geotechnical Report, Parking Analysis, Hydrology & Water Quality Master Plan, Biological Resource Analysis, Greenhouse Gas Assessment, Noise Assessment, and Phase 1 Environmental Site Assessment.

- (3) Supplementary district and temporary use regulations. The supplementary district and temporary use regulations of Article 5 (Supplemental District Regulations) of this chapter shall apply to any residential development within the RO.
- (4) Environmental overlay standards. Properties in the RO shall be subject to any applicable standards of any environmental overlay districts that traverse the RO as set forth in Article 4 (Environmental Overlay Districts) of this chapter.

