

17.230.015 - Industrial District Land Uses and Permit Requirements

- A. General Requirements.** Table 2-8 (Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts) identifies the uses of land allowed by this Title in each industrial zoning district, and the land use permit required to establish each use, in compliance with Subsection 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements).

Note: Where the last column in the tables ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE(1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
INDUSTRY, MANUFACTURING & PROCESSING			
Food and beverage manufacturing (3)	-	P	

Notes:

(3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015

17.400.015 - Alcoholic Beverage Sales

This Section provides location and operating standards for the establishment of alcoholic beverage sales facilities (for off-site or on-site consumption), in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards).

- A. Permit Requirement.** Establishments offering the retail sales of alcoholic beverages are subject to all of the restrictions of the applicable zoning district and shall only be allowed as identified in Table 4-1 (Permit Requirements for Alcoholic Beverage Sales), which may require an Administrative Use Permit (AUP) or a Conditional Use Permit (CUP) in compliance with Chapter 17.530 (Administrative Use Permits and Conditional Use Permits).

Table 4-1
Permit Requirements for Alcoholic Beverage Sales

Zoning District(s): Type of Establishment	Permit Requirement
<u>CN Zoning District:</u> 1. Alcoholic beverage sales incidental to a restaurant or retail use	AUP
<u>CG, CD, CC, CRR, CRB, IL, IG, and S Zoning Districts:</u> 1. Alcoholic beverage sales that are not incidental to a restaurant if located:	
a. Within 300 ft of residentially zoned property or an elementary/secondary school.	AUP
b. More than 300 ft from a residentially zoned property or an elementary/secondary school.	No use permit required
21. Alcoholic beverage sales incidental to a restaurant if located:	
a. Within 300 ft of residentially zoned property or an elementary/secondary school.	AUP
b. More than 300 ft from a residentially zoned property or an elementary/secondary school.	No use permit required
32. Alcoholic beverage sales with the concurrent retailing of motor vehicle fuel.	CUP

17.700.010 – Definitions of Specialized Terms and Phrases

E. Definitions, “E”.

Eating and Drinking Establishments:

1. Bars and Night Clubs. Businesses where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g., live music and/or dancing, comedy, etc.). May ~~also include~~ ancillary beer brewing as part of a microbrewery that does not exceed twenty percent (20%) gross floor area of the bar/night club; ~~and other beverage tasting facilities.~~ Does not include Adult Businesses.

2. Beverage Tasting Facility. A Beverage Tasting Facility means an ancillary use associated with a Beverage Manufacturing use or a General Retail use when that General Retail use includes the sale of beer, wine, and distilled spirits for off-site consumption. A Beverage Tasting Facility cannot exceed twenty percent (20%) of the gross floor area of the Beverage Manufacturing or General Retail use to which it is associated.

3. Microbrewery. A table service restaurant that includes the brewing of beer as an ancillary use. Microbreweries shall comply with all applicable California State Alcoholic Beverage Control law and cannot exceed twenty percent (20%) gross floor area of the table service restaurant to which it is a part.

~~2.4.~~-Restaurant, Counter Service. A retail business where customers are served prepared food and/or beverages from a walk-up ordering counter for either on- or off-premise consumption, which may include fast-food and take-out restaurants. A restaurant with drive-up or drive-through service is instead included under the definition of "Drive-in and Drive-Thru Facilities."

~~3.5.~~ Restaurant, Table Service. A retail business selling food and beverages prepared on the site, where most customers are served food at tables for on-premise consumption. These restaurants may also provide food on a take-out basis and live entertainment that is clearly secondary to table service. May also include ancillary beer brewing as part of a microbrewery that does not exceed twenty percent (20%) of the gross floor area of the table service restaurant.