

17.10.020 Industrial/manufacturing zone land uses and permit requirements.

The following table identifies the uses of land allowed by this Zoning Ordinance in each industrial zone, and the land use permit required to establish each use, in compliance with this chapter. ~~Commercial uses allowed in the General Commercial and North Gateway Zoning Districts may be allowed with a Conditional Use Permit in the industrial zoning districts.~~

~~Site and Architectural Review shall be required for construction of new buildings, and master sign programs in the industrial zoning districts unless a Master Architectural, Landscaping, Lighting and Sign program has been approved by the Planning Commission for the property within the last three years and the Development Services Director determines that the submittal substantially conforms to the approved program. Site and Architectural Review shall also be required for major façade improvements to portions of existing buildings that face streets or public use areas including alteration of roof lines or the location of doors or windows. Administrative Permit Review (APR) is required for uses that involve outdoor sales activities such as auto sales and nursery products or changes to the façade of a building that does face a public street or road. APR is also required for the addition or removal of up to two doors or windows where the Director determines that the alteration is harmonious with the defining architectural characteristics of the building in relation to materials, scale, size and color and that the building will comply with applicable codes for health and safety, fire, ingress and egress and standards for commercial development. The City Planner may require the addition of an awning or similar feature to comply with the intent of the Industrial Zone Districts.~~

Table 17.10-1 Industrial Zone Districts Land Use and Permit Requirements

LAND USE	M1- S	IBP
Manufacturing, Processing and Service Uses		
Auto and equipment repair	P	P
Beverage production	P	P
Body shop, detailing Car Wash, Detailing	APR	CUP
Clothing Factory products	P	P
Concrete, gypsum and plaster products	CUP	NP
Construction contractors storage yards	APR	NP
Chemical Plants products, fertilizer	CUP	NP
Electrical and electronic equipment, instruments manufacturing	P	P
Food products	P	P
Food processing	CUP	CUP
Furniture and fixtures manufacturing	P	P
Glass products factory	P	P
Animal Kennels and animal boarding	P	APR
Handicraft industries, small-scale manufacturing	P	P
<u>Hazardous Materials or Waste Facilities</u>	<u>CUP</u>	<u>CUP</u>
Laundries and dry-cleaning plants	<u>CUP</u> P	<u>CUP</u> P
Lumber and wood products manufacturing	APR (3 6)	NP
Machinery manufacturing	P	P
Metal products fabrication, machine and welding shops	P	P
Manufacturing	P	P
Parking for trucks, busses, service vehicles	APR	NP
Paper products <u>Production</u>	P	NP
Paving <u>and roofing</u> materials <u>production</u>	CUP	NP
Pharmaceuticals	P	P
Plastics and rubber products <u>production</u>	P	NP
Printing and publishing, limited and unlimited	P	P

Public utility or safety facilities	CUP	CUP
Recycling—Composting	CUP (3 6)	CUP (3 6)
Recycling Facilities Small collection facility, reverse vending machines Large collection facility, scrap and dismantling yards	(1) S&A CUP (6)	(1) S&A CUP (6)
Recycling Facilities		
Major	CUP	CUP
Minor	APR	APR
Repair and maintenance—Consumer products	P	P
Research and development	P	P
Service stations	CUP	CUP
Stone and cut stone products	CUP	NP
Structural clay and pottery products	P	NP
Storage, accessory	P	P
Storage, outdoor	APR (2) , (6)	APR (2), (6)
Storage, personal storage facilities	APR (2) , (6)	APR (2), (6)
Vehicle repair facilities		
Major	APR	APR
Minor	APR	APR
Vehicle Sales	CUP	CUP
Truck, service truck and vehicle storage or parking	AS&A CUP	CUP
Warehouse Warehousing, wholesaling and distribution	P	CUP
Wholesaling and distribution	P	P
Animal veterinary clinics and animal hospital	P	P
Agricultural, Resource and Open Space Uses		
Crop production	P	P
Commercial Uses and Services		
Ancillary office supplies or copying occupying ten percent of the first floor area of the industrial building or complex or a maximum of 3,000 sq. ft.	APR AS&A	APR AS&A
Automatic teller machines (ATMs)	APR AP	APR AP
Adult entertainment establishments	CUP P (3)	CUP P (3)
Convenience store convenience store (max. 2,500 sq. ft.)	S&A APR	S&A APR
Courier and small package delivery service	P	P
Commercial uses allowed in the General Commercial and North Gateway Zoning Districts (see Chapter 17.08)	CUP	CUP
Professional offices	CUP	CUP
Small Ancillary café or deli (10% of the first floor area of the industrial building or complex or a maximum of 3,000 sq. ft.)	APR AS&A	APR AS&A
Public and Semi Public Uses Recreation, Assembly and Educational Uses		
Auditorium	NP	CUP
Assembly Uses	CUP	CUP
Child day care center 1—14 children	APR AS&A	APR AS&A
Child day care center 15 or more children	CUP (4)	CUP (4)
Emergency Shelter	CUP	NP
Commercial Recreation, Minor Health/fitness clubs	APR	APR
Commercial Recreation, Major	CUP	CUP
Commercial Recreation, Outdoor	CUP	CUP
Cultural Institutions Library or museum	CUP	CUP
Parks, playgrounds, golf courses	CUP	CUP

Public Utility or Safety Facilities	CUP	CUP
Religious worship	NP	CUP
Schools—Vocational and Trade	CUP	CUP
Sports facilities and outdoor public assembly	CUP	CUP
Trails, bike paths	CUP	CUP
Theatres, assembly and meeting halls	NP	CUP
Residential		
Caretaker and employee housing	ACUP APR	ACUP APR
Transportation and Communication		
Telecommunication Communication Facilities Antennas, communication facilities	CUP (5)	CUP (5)
Pipelines and utility lines	P	P
Transit stations and terminals	CUP	CUP
Cannabis Facilities		
Cannabis cultivation	CUP (7)	CUP (7)
Cannabis delivery	CUP (7)	CUP (7)
Cannabis dispensary	CUP (7)	CUP (7)
Cannabis distribution	CUP (7)	CUP (7)
Cannabis manufacturing	CUP (7)	CUP (7)
Cannabis nursery	CUP (7)	CUP (7)
Cannabis testing	CUP (7)	CUP (7)

Permit Requirement by Zone	
P	Permitted use in zoning district. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to assure that the use complies with applicable federal, state and local requirements.
AP	Administrative Permit issued at Development Services Department.
APR	Administrative Permit Review and approval by the Community Development Director with review by the Development Review Committee (DRC) for compliance with standards without a public hearing.
mTUP	Minor Temporary Use Permit.
MTUP	Major Temporary Use Permit.
CUP	Conditional Use Permit required with Planning Commission approval.
S&A	Site and Architectural Review required with Planning Commission approval.
NP	Not Permitted.

Additional Use Regulations and Notes:

~~(1) See Section 17.22.170 (Recycling Facilities) for standards for these uses.~~

~~(2) Administrative Permit Review required ensuring screening from all public view areas in compliance with Section 17.10.040(H) of this chapter.~~

~~(3) Permitted use must comply with standards in Section 17.22.050 (Adult Entertainment Establishments).~~

(4) Child care centers with 15 or more children are not permitted in the Airport Safety Overlay zones - Runway Protection, Inner Safety, Outer Safety and Traffic Pattern Zone.

(5) In order to avoid interference with aircraft, antennas for telecommunications facilities shall be prohibited within the Hollister Municipal Airport Influence Area on the most currently adopted Hollister Municipal Airport Comprehensive Land Use Plan. See Chapter 17.22 Article II Telecommunication Facilities for standards and application submittal requirements.

(6) Outdoor storage of materials and personal storage facilities must be located at least 500 feet from State Highway 25 or San Felipe Road.

(4.7) Subject to special use regulations in Chapter 5.42 "Cannabis Facilities Regulatory Permit" for information on criteria, procedures, standards, requirements, regulations, and provisions for cannabis.