

Article 13 I Industrial Districts (Inland)

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1310 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the industrial district regulations are to:

- A. Provide appropriately located areas consistent with the General Plan for a broad range of manufacturing and service uses.
- B. Strengthen the city's economic base, and provide employment opportunities close to home for residents of the city and surrounding communities.
- C. Provide a suitable environment for various types of industrial uses, and protect them from the adverse impacts of inharmonious uses.
- D. Ensure that the appearance and effects of industrial uses are compatible with the character of the area in which they are located.
- E. Minimize the impact of industrial uses on adjacent residential districts.
- F. Ensure the provision of adequate off-street parking and loading facilities.

The additional purposes of each I district are as follows:

IL Limited Industrial District. To provide areas appropriate for a wide range of (1) moderate to low-intensity industrial uses capable of being located adjacent to residential areas with minimal buffering and attenuation measures and (2) commercial services and light manufacturing, and to protect these areas, to the extent feasible, from disruption and competition for space from unrelated retail uses or general industrial uses.

IG General Industrial District. To provide and protect industrial lands for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for location in Oceanside; and to protect Oceanside's general industrial areas, to the extent feasible, from disruption and competition for space from unrelated retail and commercial uses that could more appropriately be located elsewhere in the city. Performance standards will minimize potential environmental impacts.

IP Industrial Park District. To provide and protect industrial lands for the development of communities of high technology, research and development facilities, limited industrial activities (including production and assembly but no raw materials processing or bulk handling), small-scale warehousing and distribution, industrial office centers, and related uses in a campus or park-like setting.

1320 IL, IG, and IP Districts: Land Use Regulations

In the following schedule, the letter "P" designates use classifications permitted in industrial districts. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" which follow. The letter "U" designates use classifications permitted on approval of a use permit. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule, or located elsewhere in this Ordinance. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

**IL, IG, AND IP DISTRICTS:
LAND USE REGULATIONS**

P - Permitted
 U - Use Permit
 L -Limited, (See Additional Use Regulations)
 - - Not Permitted
 A-Administrative Conditional Use Permit

	IL	IG	IP	Add. Reg.
Residential				(A)
Day Care, limited	P	P	P	
Public and Semipublic				(A)(N)
Airports	U	-	-	(Q)
Child Care	L-10	L-10	L-10	
Clubs and Lodges	A	-	A	
Day Care, General	U	U	U	
Emergency Health Care	U	U	U	
Emergency Shelter	L-24	U	U	(S)
Government Offices	P	P	P	
Heliports	L1	L1	L1	(B)
Maintenance & Service Facilities	P	P	-	(N)
Park & Rec. Facilities	P	P	P	(C)
Public Safety Facilities	L15	L15	L15	
Religious Assembly	L13	-	L13	(K)
Resource Centers	A	A	A	
Schools, Public or Private	U	-	U	
Utilities, Major	L9	L9	L9	(J)
Utilities, Minor	P	P	P	
Recycling, small-scale				
Commercial Uses				(A, I, N)
Adult Businesses	P	P	-	(R)
Ambulance Services	L19	L19	-	
<u>Animal Sales and Services:</u>				
Animal Boarding	L18	L18	-	
Animal Grooming	P	P	-	
Animal Hospitals	P	P	-	
Artists' Studios		P	P	
<u>Banks and Savings and Loans:</u>	P	-	P	
Drive-through/ Drive-Up Service	A	-	A	
Self Service Facilities (ATMs)	L2	L2	L2	

	IL	IG	IP	Add. Reg.
Building Materials and Services	P	P	-	(N)
Cannabis Non-Storefront Delivery (Type 9)	-	-	-	
Cannabis Storefront Retailers (Type 10)	U	U	-	(R)
Catering Services	L12	L12	L12	
Commercial Recreation and Entertainment	A	A	A	
Communication Facilities	P	P	P	
Food & Beverage Kiosk	-	-	-	(N)
Food & Beverage Sales	L17	L17	L17	(N)
Home Improvement	P	P	P	(N)
Horticulture, Limited	P	P	P	(L)(M)
Laboratories	P	P	P	(N)
Maintenance & Repair Services	P	P	-	(N)
Marine Sales and Services	P	P	-	(N)
Nurseries	L22	L22	-	(N)
Offices, Business and Professional	L8	L8	L8	
Personal Improvement Services	L15	L15	L15	(R)
Personal Services	L5	L5	L5	
Tattooing Establishments	P	P	-	(R)
Research and Development Services	P	P	P	(N)
Restaurants Full Service	L3	L3	L3	(N)
Restaurants Fast Food	L3	L3	L3	(N)
Retail Sales	L20	L20	L20	(N)
Travel Services	P	P	P	

	IL	IG	IP	Add. Reg.
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<u>Vehicle/Equipment Sales and Services:</u>				(N)
Automobile Washing	U	U	-	(N)
Commercial Parking Facility	A	A	-	
Service Stations	L21	L21	L21	(D)(N)
Vehicle/Equipment Repair	P	P	-	(N)
Vehicle/Equipment Sales and Rentals	L6	L6	-	(N)
Vehicle Storage	A	A	-	(N)
<u>Visitor Accommodations:</u>				
Hotels, Motels and Timeshares	U	-	-	(P)
Warehousing and Storage, Limited	U	U	U	(N)
Industrial				(A)(H)(I)(N)
Cannabis Distribution Site	L25	L25	-	(R)
Cannabis Manufacturing Facility	L26	L26	-	(R)
Cannabis Testing Laboratory	L27	L27	-	
Food Processing	P	P	-	(N)
Industry, Custom	P	P	P	(N)
Industry, General	-	P	U	(N)
Industry, Limited	P	P	P	(N)
Industry, R & D	P	P	P	(N)
Trucking Terminals	U	P	-	(N)
Wholesaling, Distribution and Storage	L11	P	L7	(N)
Agricultural and Extractive Uses				
Animal Husbandry	L14	L14	L14	
Crop Production	L14	L14	L14	(L)(M)
Accessory Uses	P/U	P/U	P/U	(E)(F)(H) (I)(M)(N)
Nonconforming Uses				(G)
Temporary Uses				
Ag.Sales Seasonal	P	P	P	(O)

IL, IG, and IP Districts: Additional Use Regulations

- L-1 Conditional Use Permit and Heliport permit from California Department of Transportation, Division of Aeronautics, required, and no heliport may be located within 1,000 feet of an R district.
- L-2 Walk-up automatic teller machines (ATMs) allowed if included within or attached to a building serving another use; freestanding structures for walk-up ATMs allowed with an Administrative Use Permit.
- L-3 Permitted as a secondary use in a building and occupying no more than 2,500 square feet; Administrative Conditional Use Permit required for more space or for Restaurants Full Service with full alcohol beverage service. No freestanding structure allowed.
- L-4 Reserved.
- L-5 Photocopying, word processing, packaging, postal support and office supplies, and printing permitted. Other personal service uses allowed (except self-service laundries) if "small-scale". These uses are to be ancillary to the industrial uses within the area.
- L-6 No new or used automobile, truck or motorcycle retail sales permitted, except indoor automobile sales allowed with an Administrative Use Permit. Wholesale sales and rentals allowed with Conditional Use Permit if adequate storage and parking can be provided.
- L-7 Only limited or small-scale facilities, as defined in Article 4, Use Classifications, allowed with a Conditional Use Permit.
- L-8 Offices permitted except medical/dental offices require an Administrative Conditional Use Permit.
- L-9 A Conditional Use Permit is required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water or wastewater treatment plants, or transportation and similar facilities of public agencies or public utilities. Above ground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.
- L-10 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a Child Care Facility Permit issued by the City Planner and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.
- L-11 Permitted if building area is 50,000 square feet or less or when it is associated with a permitted use. Allowed with a Conditional Use Permit if independent building facilities floor area is greater than 50,000 square feet.

- L-12 Permitted and the area for on-site consumption of food shall not exceed 1000 square feet.
- L-13 Religious Assembly allowed with the approval of an Administrative Conditional Use Permit, allowing for a maximum of 5 years if the following findings can be made:
- a. The location proposed is not in an area considered "prime" for immediate industrial development.
 - b. Parking must be provided as required by the parking regulations for churches under Article 31, except that parking may be shared with other industrial users in the vicinity if it can be shown that the uses will not be occurring simultaneously.
 - c. Buildings shall meet the requirements imposed by the current applicable edition of the Uniform Building Code for assembly occupancy.
 - d. The church activities do not interfere with the primary industrial uses in the area. The analysis of whether there is such interference shall include consideration of the immediate existing users in the vicinity and any public health and safety issues in establishing a religious assembly use at that location.
- L-14 Allowed on sites of more than 2.5 acres with the approval of an Administrative Use Permit issued by the City Planner.
- L-15 "Small-scale" facilities allowed with an Administrative Use Permit.
- L-16 "Adult" (no K-12) schools allowed with a Conditional Use Permit.
- L-17 Permitted as a secondary use in a building and occupying no more than 1000 square feet. Administrative Conditional use permit required for more space. No freestanding structure or convenience market allowed.
- L-18 Indoor boarding only. Outdoor exercise area in conjunction with indoor boarding allowed.
- L-19 Administrative Conditional Use Permit required if use is located within 1,000 feet of an R district or the boundaries of a site occupied by a Public or Private School or Park and Recreation facility. Otherwise permitted by right. Conditions may be imposed in approving such a permit to limit vehicle speeds or use of sirens.
- L-20 The following retail uses are allowed. "Limited" retail under the following uses shall mean "a maximum of 5000 square feet or 25% of the business floor area whichever is greater".

Auto Stereo, Mobile Phone & Alarm Service & Installation - "limited" retail allowed

Auto Parts - "limited" retail allowed

Appliance Sales and Service - "limited" retail allowed

Art Supplies - "limited" retail allowed

Bicycle Sales and Service - "limited" retail allowed

Blue Prints & Reprographic Services - allowed

Floral Supplies - "limited" retail allowed

Home Health/Medical Equipment - retail, rentals, service or wholesale allowed

Industrial Equipment Sales, Service & Rentals (Large Equipment: Compressors, Lifts, Backhoes, etc.) - allowed

Locksmiths - allowed

Office Furniture and Supplies - retail of office furniture and "limited" retail of office supplies allowed.

Photo Labs and Studios - retail allowed as part of on-site production facility

Pest Control - allowed (Administrative Use Permit if hazardous Materials: Section 3026)

Printers and Publishers - "limited" retail allowed

Playground Equipment Sales & Service - retail, rentals, service or wholesale allowed

Restaurant Equipment Sales & Service - retail, rentals, service or wholesale allowed

Sporting Goods (Fitness Machines, Kayaks, Rafts, Equestrian Supplies, etc.) - specialized store with large-scale equipment allowed. No comprehensive sporting goods stores.

L-21 Conditional Use Permit required. Food and Beverage Sales and convenience market allowed as part of the Service Station if within the same building. Car wash allowed as an affiliated part of the Service Station on the site.

L-22 An Administrative Use Permit is required for nurseries having growing or propagation areas greater than 2.5 acres.

L-23 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a child Care Facility Permit issued by the City Planner and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.

L-24 Emergency shelters are permitted in all IL zoning districts with the exception of those IL

properties located adjacent to Oceanside Boulevard between Interstate 5 and Hoover Street, where emergency shelters are allowed with a Conditional Use Permit.

- L-25 Cannabis Distribution Site, as defined in Article 4, is a regulated use subject to compliance with Article 36, the Local License requirement in Chapter 7 of the Oceanside City Code, and all applicable state licensing requirements.
- L-26 Cannabis Manufacturing Facility, as defined in Article 4, is a regulated use subject to compliance with Article 36, the Local License requirement in Chapter 7 of the Oceanside City Code, and shall be limited to manufacturing level 1 for sites that manufacture cannabis products using nonvolatile solvents, or no solvents. A manufacturing level 1 Type 6 state licensee shall only manufacture cannabis products for sale by a retailer with a state-issued Type 10 license.
- L-27 A Cannabis Testing Laboratory, as defined in Article 4, requires an Administrative Conditional Use Permit, a Local License pursuant to Chapter 7 of the Oceanside City Code, and shall comply with all applicable state licensing requirements.
- L-28 Pursuant to Chapter 7 of the Oceanside City Code, no further Cannabis Delivery (Type 9 Non-storefront Retailer) licenses shall be issued. Should existing Cannabis Delivery businesses cease operation, the license will be forfeit and eliminated.

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- (A) See Section 3002: Relocated Buildings (use permit required).
 - (B) See Section 3036: Helicopter Takeoff and Landing Areas.
 - (C) Limited to facilities on sites of 2 acres or less.
 - (D) See Section 3011: Service Stations and Automobile Washing.
 - (E) See Section 3005: Nonresidential Accessory Structures.
 - (F) Maximum: one dwelling unit per site as caretaker's housing.
 - (G) See Article 35: Nonconforming Uses and Structures.
 - (H) See Section 3026: Hazardous Materials Storage.
 - (I) Facilities intended to serve off-shore oil and gas exploration, drilling, or production, including storage tanks, distribution terminals, emissions-control systems, service yards, transportation facilities, pipelines, or any other facilities supporting such activities shall be prohibited.
 - (J) See Article 39.
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- (K) See Section 3004: Religious Assembly Yard Requirements
- (L) Any Horticulture, Limited or Crop Production use must conform to the City's Grading Ordinance including the requirement that the grading and/or agricultural operation will not cause significant damage to any environmentally sensitive areas nor cause elimination of any significant wildlife habitat or riparian area. Sufficient buffering of the operation should be provided from adjacent residential uses.
- (M) Agricultural Sales Stands, in conjunction with a Horticulture, Limited or Crop Production use, shall be permitted subject to the locational and development standards of Section 3038.
- (N) See Section 3020: Outdoor Facilities; outdoor storage, outdoor display of materials, outdoor food service, outdoor storage containers, working outdoors and temporary outdoor sales events and activities shall comply with the standards of this section.
- (O) See Section 3038: Agricultural Sales; Seasonal Agricultural Specialty Sales requires a business license and is subject to the operational standards of Section 3038.
- (P) See Section 3030: Timeshare Resort Projects.
- (Q) See Art. II, Chapter 3 B / Oceanside City Code: Airport Approach Zoning.
- (R) Regulated uses as defined in Article 4 are subject to compliance with Article 36.
- (S) See Section 3044: Emergency Shelters.

1330 IL, IG, and IP Districts: Property Development Regulations

The following schedule prescribes development regulations for the IL, IG, and IP districts. The first four columns prescribe basic requirements for permitted and conditional uses. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this ordinance.

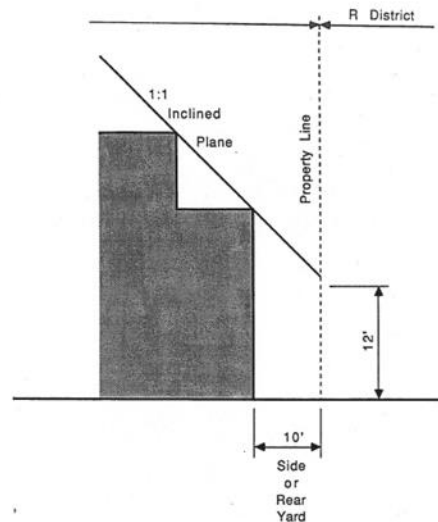
IL, IG, and IP DISTRICTS: DEVELOPMENT REGULATIONS

Use Classifications	IL	IG	IP	Add. Reg.
Minimum Lot Area (sq. ft.)	20,000	40,000	40,000	(A)(B)
Minimum Lot Width (ft.)	100	150	-	(A)(B)
Minimum Yards:				
Front (ft.)	10	10	20	(C)(O)
Side (ft.)	-	-	-	(C)(D)(O)
Corner Side (ft.)	10	10	20	(C)(O)
Rear (ft.)	-	-	-	(C)(D)(O)
Maximum Height of Structures (ft.)	80	80	80	(E)(F)
Maximum Lot Coverage	75%	75%	40%	
Maximum FAR	1.0	1.0	0.8	
Minimum Site Landscaping	12%	12%	15%	(G)(H)(R)
Maximum Horizontal Wall Dimension (ft.) 200	200	200		(I)
Fences and Walls	See Section 3040			
Off-Street Parking and Loading	See Section 3048			(L)(Q)
Vehicular Access	See Article 31			
Signs	See Article 33			
Outdoor Facilities	See Section 3020			(M)
Screening of Mech.Equipment	See Section 3021			(M)
Employee Eating Areas	See Section 3028			(N)
Refuse Storage Areas	See Section 3022			
Underground Utilities	See Section 3023			
Performance Standards	See Section 3024			
Nonconforming Uses and Structures	See Article 35			
Renewable Energy Facilities	See Section 3047			(P)
Electric Vehicle Parking and Charging Facilities	See Section 3048			(Q)

Urban Forestry	See Section 3039	(R)
Transportation Demand Management (TDM)	See Section 3050	(S)

IL, IG and IP Districts: Additional Development Regulations

- (A) See Section 3013: Development on Substandard Lots.
- (B) Smaller lot dimensions may be permitted with an approved development plan and tentative subdivision map.
- (C) See Section 3015: Building Projections into Yards and Courts. Double-frontage lots shall provide front yards on each frontage.
- (D) A 10-foot interior side or rear yard shall adjoin an R district, and structures shall not intercept a 45-degree daylight plane inclined inward from a height of 12 feet above existing grade at the R district property line (See Diagram D).



(D) REQUIRED DAYLIGHT PLANE AT ADJOINING DISTRICTS

(The diagram is illustrative)

- (E) See Section 3017: Measurement of Height.
- (F) Additional height above the maximum height standard may be allowed with a Conditional Use Permit. See also Section 3018: Exceptions to Height Limits.
- (G) Planting Areas.
 - (1) IL and IP Districts. A minimum of 50 percent of all required yards shall be planting areas. This area may be counted in determining compliance with minimum site landscaping requirements. The remainder of the required yard area may be used for

necessary drives and walks.

- (2) IG District. Required yards shall be enclosed by a solid concrete or masonry wall at least 6 feet in height or shall be planting areas. A wall within 15 feet of a street property line shall not exceed 3.5 feet in height.
- (H) See Section 3019: Landscaping, Irrigation and Hydroseeding.
- (I) This requirement shall apply to building elements above 36 feet. A wall surface shall be no more than 200 feet long without a break: a recess or offset measuring at least 20 feet in depth and one-quarter of the building in length. The City Planner may waive this requirement for industrial facilities on the basis of the engineering requirements for the specific process used, which make it infeasible to provide the required break.
- (J) Reserved.
- (K) Reserved.
- (L) See Article 31.
- (M) See Article 39.
- (N) Outdoor eating facilities for employees shall be provided for all industrial and office buildings or developments containing more than 10,000 square feet of building area. See Section 3028: Employee Eating Areas.
- (O) Parking of automobiles, motorhomes, motorcycles, and other such motor vehicles is not permitted in a required front, corner side, side, or rear-yard setback areas. See Section 3115, Driveways; Visibility.
- (P) Certain industrial projects are required to implement renewable energy facilities, in accordance with ZO Section 3047.
- (Q) Certain industrial projects are required to implement electric vehicle parking and charging facilities, in accordance with ZO Section 3048.
- (R) Certain industrial projects are required to implement urban forestry measures, in accordance with ZO Section 3049.
- (S) Certain industrial projects are required to prepare and implement transportation demand management (TDM) plans, in accordance with ZO Section 3050.

1340 Review of Plans

All projects shall require development plan review per Article 43, unless otherwise specified in this Ordinance.