

CITY OF SALINAS: CHAPTER 37. ZONING CODE

Division 5. Industrial (I) Districts.

Sec. 37-30.300. Purpose.

In addition to the general purposes listed in *Article I, Division 1: General Provisions*, the purpose of the industrial (I) districts regulations is 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) Minimize the impact of industrial uses on adjacent residential and commercial districts; and

(d) Promote safe industrial areas through the incorporation of crime prevention through environmental design (CPTED) features in development;

(e) The additional purposes of each industrial (I) district are as follows:

(1) Industrial-General Commercial (IGC) District. The industrial-general commercial (IGC) district provides for a range of retail, wholesale, and service businesses not generally suitable in commercial districts because they attract heavy automobile and truck traffic or have certain adverse impacts; and to provide opportunities for certain limited manufacturing uses that have impacts comparable to those of retail and service.

(2) Industrial-Business Park (IBP) District. The industrial-business park (IBP) district regulations allow development of sites with high architectural and landscape standards for industrial office centers, limited manufacturing, warehousing and large-scale, single destination retail and other limited retail uses which may not be appropriate in retail areas.

(3) Industrial-General (IG) District. The industrial-general (IG) district regulations provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for location in Salinas; and protect Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the city.

Sec. 37-30.310. Use classifications.

Table 37-30.130 identifies the use classifications for properties located in industrial (I) districts:

Table 37-30.130 Industrial (I) Districts Use Classifications				
Land Use	IGC	IBP	IG	Additional Use Regulations
Public and Semipublic Uses				
Airports and Heliports	NP	CUP	CUP	(12)
Clubs and Lodges	CUP	NP	NP	(19)
Convalescent Hospitals/Nursing Homes	NP	NP	NP	
Cultural Institutions	NP	NP	NP	

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Day Care Centers	SPR	CUP	CUP	(17)
Government Offices	SPR	SPR	SPR	
Hospitals	NP	NP	NP	
Mural Exhibits	SPR	SPR	SPR	(13)
Park and Recreation Facilities	CUP	NP	NP	
Parking Lots and Structures	SPR	SPR	SPR	(24)
Public Safety Facilities	SPR	SPR	SPR	
Public Utility Service Yards	SPR	NP	SPR	(9)
Religious Assembly	NP	NP	NP	
Schools--Public/Private	NP	NP	NP	
Schools--Trade	SPR	SPR	SPR	(9)
Telecommunications Facilities:				
Major	CUP	CUP	CUP	(20)
Minor	P	P	P	(20)
Utilities--Major	CUP	CUP	CUP	
Commercial Uses				
Adult Entertainment Facilities	SPR	NP	CUP	(3)(19)
Ambulance Services	SPR	SPR	SPR	
Animal Sales and Services:				
Animal Boarding	SPR	SPR	SPR	
Animal Grooming	SPR	NP	NP	
Animal Hospitals	SPR	SPR	SPR	
Animal Retail Sales	SPR	NP	NP	
Artists' Studios	SPR	SPR	SPR	
Automated Teller Machines (ATMs)	SPR	SPR	SPR	(18)
Bakeries:				
Wholesale	SPR	SPR	SPR	
Bars	CUP	NP	NP	(19)
Building Materials and Services	SPR	NP	SPR	(1)(9)
Catering Services	SPR	NP	NP	
Commercial Recreation and	CUP	CUP	CUP	(5)(19)

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Entertainment				
Convenience Stores:	CUP	NP	CUP	(19)(23)
With Gas Pumps	CUP	NP	CUP	(9)(19)(23)
Equipment Sales, Services, and Rentals	SPR	NP	SPR	(9)
Financial Services	CUP	SPR	CUP	(18)
Food and Beverage Sales	SPR	NP	NP	(19)
Laboratories	SPR	SPR	SPR	
Laundries:				
Limited	SPR	NP	NP	
Unlimited	SPR	NP	SPR	
Maintenance and Repair Services:				
Major	SPR	NP	SPR	(9)
Minor	SPR	SPR	SPR	(9)
Marine Sales and Services	SPR	NP	SPR	(4)(9)
Nurseries	SPR	NP	SPR	
Offices:				
Business and Professional	CUP	SPR	CUP	(26)
Medical and Dental	NP	CUP	NP	(26)
Printing and Publishing:				
Limited	SPR	SPR	SPR	
Unlimited	SPR	SPR	SPR	
Recreational Vehicle Parks	SPR	NP	NP	
Recycling Facilities	<i>See Section 37-50.210: Recycling facilities .</i>			
Research and Development Services	SPR	SPR	SPR	
Restaurants:	SPR	CUP	CUP	(19)
With Drive-through or Drive-in Facilities	SPR	CUP	CUP	(19)
Retail Sales	SPR	SPR	SPR	(4)(19)
Service Stations	SPR	CUP	SPR	(4)(9)(19)
Speculative Buildings	SPR	SPR	SPR	(7)
Vehicle-related Retail Sales and	SPR	NP	NP	(6)(14)

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Services				
Vehicle Repair Facilities:				
Major	SPR	NP	SPR	(6)(9)
Minor	SPR	SPR	SPR	(6)(9)
Vehicle Sales and Services	SPR	NP	SPR	(6)(9)(22)
Vehicle Storage	CUP	CUP	CUP	(9)
Vehicle Washing	SPR	NP	SPR	(6)(9)
Warehousing and Storage:				
Limited	CUP	CUP	CUP	(8)(9)
Wholesale Distribution	SPR	SPR	SPR	(9)
Industrial Uses				
Chemical Manufacturing/Processing	NP	NP	CUP	
Industrial Complexes	SPR	SPR	SPR	(21)
Industry:				
General	NP	NP	SPR	(4)(19)(25)
Limited	SPR	SPR	SPR	(4)(19)
Salvage and Wrecking Operations:				
Nonvehicular	CUP	NP	CUP	(15)(16)
Vehicular	CUP	NP	CUP	(15)(16)
Speculative Buildings	SPR	SPR	SPR	
Transfer Stations:	CUP	NP	CUP	
Hazardous Waste	NP	NP	CUP	
Truck Depot	NP	NP	SPR	(6)(9)
Accessory Uses and Structures				(11)
Utilities--Minor	P	P	P	(2)
Temporary Uses	TULP	TULP	TULP	(10)
Nonconforming Uses and Structures	See Section 37-50.160: Nonconforming uses and structures .			

Notes:
P = Permitted Use

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NP = Not Permitted Use	
CUP = Conditional Use Permit Required	
SPR = Site Plan Review Required	
TULP = Temporary Use of Land Permit Required	
(1)	Building materials and service uses shall not adjoin any R district.
(2)	Minor utilities shall not unreasonably interfere with the use, enjoyment, or aesthetics of adjacent uses.
(3)	See <i>Section 37-50.020: Adult entertainment facilities</i> . Adult bookstores shall be subject to the same supplemental regulations applicable to adult entertainment facilities.
(4)	In the industrial districts only accessory retail sales limited to thirty percent of the total square footage of all structures on a site or two thousand five hundred square feet, whichever is less, shall be allowed excluding convenience stores. Goods being sold at retail must be directly related to those uses, which are permitted uses requiring a SPR, or uses which require a CUP, on the site.
(5)	Commercial recreation and entertainment uses less than two thousand square feet in floor area are allowed with a SPR.
(6)	See <i>Section 37-50.260: Service stations, vehicle repair, and vehicle washing</i> .
(7)	See <i>Section 37-50.280: Speculative buildings</i> .
(8)	See <i>Section 37-50.320: Warehousing limited</i> . The CUP for limited warehousing is not subject to administrative approval pursuant to Section 37-60.500: Administrative conditional use permits. Approval by the planning commission shall require an affirmative vote of five members. Any CUP application receiving an affirmative vote of our members of the planning commission shall automatically be set for hearing for a final determination by the city council. All other general appeal rights remain for these CUP applications.
(9)	See <i>Section 37-50.170: Outdoor storage and display for any outdoor activity or use</i> .
(10)	See <i>Section 37-50.300: Temporary use of land</i> .
(11)	See <i>Section 37-50.010: Accessory uses and structures</i> . Accessory uses and structures will require a SPR or a CUP if required for the principal use.
(12)	Heliports shall be located more than one thousand feet from an R district. Heliports used exclusively for emergency aircraft flights for medical purposes by law enforcement, fire fighting, military, or other persons who provide emergency flights for medical purposes do not require a CUP.
(13)	See <i>Section 37-50.150: Mural exhibits</i> .
(14)	The maximum floor area allowed for any structure devoted to vehicle-related retail sales and services is limited to seventy-five thousand square feet in the IGC district.
(15)	See <i>Section 37-50.230: Salvage and wrecking operations</i> .

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(16)	Salvage and wrecking operations shall not adjoin an arterial street or U.S. Highway 101.
(17)	Day care may be considered in the IBP and IG districts subject to approval of a CUP for an existing industrial facility which is at least six acres in size and where the day care facility will be located a minimum of five hundred feet from the nearest property line.
(18)	ATM facilities, which are located entirely within a building and are not externally accessible shall be a permitted use.
(19)	See <i>Section 37-50.030: Alcohol license review</i> .
(20)	See <i>Section 37-50.290: Telecommunication facilities</i> .
(21)	Uses within an industrial complex must be otherwise authorized by SPR within the zoning district.
(22)	Vehicle sales and services (including vehicle rentals) in the IG district shall be limited to vehicles which meet one or more of the following requirements:
(a)	The vehicle must have a minimum gross vehicle weight rating (GVWR) of twenty-six thousand one pounds or more; or
(b)	The vehicle is designed or used for carrying more than ten passengers (including the driver); or
(c)	The vehicle is designed or able to tow a vehicle or trailer which has a GVWR of ten thousand one pounds or more; or
(d)	The vehicle is designed or able to tow any combination of two trailers or a vehicle and a trailer.
(23)	Convenience stores shall be limited to two thousand five hundred square feet in the IGC and IG districts.
(24)	Does not apply to the parking required to serve the use per <i>Section 37-50.360: Off-street parking and loading spaces regulations</i> .
(25)	In the IG district, wineries may have tasting rooms as an accessory use limited to thirty percent of the total square footage of all structures on a site or two thousand five hundred square feet whichever is less.
(26)	In the IGC and IG districts, accessory business and professional offices shall be limited to thirty percent of the total square footage of all structures on a site or two thousand five hundred square feet, whichever is less. Business and professional offices, which are not directly related to the principal use on-site or accessory offices that exceed the thirty percent limitation referenced above, may be considered subject to the approval of a CUP.