

**Table 3**

**Industrial Land Uses**

Uses	I	EOZ
<b>A. ANIMAL AND FOOD PROCESSING</b>		
1. Animal slaughter	a	
2. Bakery goods	x	
3. Beverage bottling	x	
4. Breweries	a	a
5. Candy	x	x
6. Canneries	a	
7. Dairy products, creameries	x	x
8. Food processing	x	
9. Flour mills	a	
10. Fruit and vegetable packing	c	c
11. Meat products	x	
12. Nut processing	c	c
13. Olive processing	x	x
14. Sugar refineries	a	
15. Tannery, hide curing	a	
16. Wineries, distilleries	a	a
<b>B. ASSEMBLY, FABRICATION AND MANUFACTURING</b>		
1. Agricultural equipment and machinery	c	a
2. Aircraft, auto, boat, bus, mobile home, motorcycle, RV, tractor, trailer, and truck	c	
3. Brick and concrete plants	a	
4. Concrete and asphalt batch plants	a	
5. Electrical appliances, instruments, parts, and products	x	x
6. Electrical equipment, instruments, parts and products	x	x
7. Forges and foundries	a	
8. Ice manufacture and storage	x	
9. Manufacturing, assembly, compounding or treatment of articles or treatment of articles or merchandise from the following previously prepared materials:		
Canvas	x	x
Chemicals	a	
Clay	x	x
Cloth	x	x
Cork	x	x
Feathers	x	

Felt	x	x
Fiber	c	
Fiberglass and resins	a	
Fur	x	
Glass	x	x
Hair	x	
Leather	x	
Paper	c	
Pharmaceuticals	a	x
Precious or semi-precious stones or metals	x	x
Plaster	x	
Plastic	a	
Rubber	a	
Textiles	x	x
Wood	c	
Yarn	x	x
10. Metal fabrication	a	x
11. Millwork, planing mills, saw mills, wood products	a	
12. Photographic equipment and materials, film processing	x	x
13. Printing, lithography and book binding	x	x
14. Sign manufacture	x	x
<b>C. AUTO, BOAT, RV, BUS, TRUCK AND TRUCK TRAILER SERVICE</b>		
1. Agricultural equipment and machinery sales and service	c	c
2. Auto electric and ignition	x	x
3. Batteries	a	a
4. Brakes	x	x
5. Glass	x	x
6. Mufflers	x	x
7. Painting	c	c
8. Parts	b	b
9. Radiators	x	x
10. Repair and overhaul	c	c
11. Service stations	x	x
12. Tire recapping and retreading	x	x
13. Tire Sales	x	x
14. Truck and truck trailer sales and service	x	x
<b>15. Auto sales, new and used, including RV, trailer and motorcycles (Used auto sales shall be associated with new auto dealerships)</b>		<b>x</b>

16. Transmissions	x	x
17. Upholstery	x	x
D. INDUSTRIAL YARD USES		
1. Agricultural equipment and machinery sales and service	f	a
2. Building materials and lumber sales yards	a	
3. Contractors storage yards	a	
4. Feed yards	c	
5. Fuel yards, coal and wood	x	
6. Grading stations	c	
7. Heavy equipment storage, service and repair yards	a	
8. Heliports	a	
9. Junk, scrap, used materials and auto wrecking yards	f	
10. Parking facilities, including truck and trailer parking, park and ride lots	x	
11. Pipe storage	x	
12. Plant nurseries, wholesale	x	x
13. Public scales	x	
14. Recycling facilities	a	
15. RV, boat, auto, truck and trailer storage	x	
16. Truck terminals	c	
E. REPAIR, SERVICE AND INCIDENTAL SALES		
1. Communication and public utility distribution and service facilities	c	c
2. Delivery service	x	x
3. Equipment rental	x	x
4. Janitorial service	x	x
5. Laundry and dry cleaning plants	x	
6. Pest control service	a	a
7. Shop uses:		
Blacksmith	a	a
Cabinet, carpenter, woodworking	c	c
Contractors	x	x
Electrical	x	x
Electric motor rebuilding	x	x
Heating and air conditioning	x	x
Hydraulic, well drilling equipment	x	
Machine	x	x
Pipe	x	x
Plumbing	x	x
Pool service	x	x

Pumps, irrigation and sprinkler systems	x	
Sheet metal	c	
Upholstery	x	x
Welding	c	c
8. Taxicab service and storage	x	
9. Trade schools	c	c
10. Tree service	x	x
F. STORAGE AND WAREHOUSE USES		
1. Agricultural chemical and fertilizer sales and storage	a	
2. Bottled gas distribution and storage	c	
3. Cold storage plants, frozen food lockers	x	x
4. Grain elevators, bean, feed, grain and seed processing and storage	a	
5. Mini-storage facilities	x	
6. Petroleum distribution and storage	a	
7. Warehousing, including furniture and household goods	x	x
8. Wholesaling and distributing, excluding explosive, flammable and toxic materials	x	
9. Wholesaling, distribution, storage and testing of explosive, flammable and toxic materials	a	
G. MISCELLANEOUS USES		
1. Accessory buildings and uses customarily appurtenant to a permitted use	x	
2. Agriculture, general	x	
3. Auctions: 2/21/85 Interpretation by planning commission	a	
4. Cafes and coffee shops, serving the industrial area	x	x
5. Micro-chip assembly	a	x
6. Mini marts serving the industrial area	a	x
7. Mixed use developments	a	x
8. Offices	e	c
9. Passenger terminals	c	c
10. Churches		
11. Public and quasi public buildings and uses appropriate to the area	c	a
12. Research and development facilities	a	a
13. Residence for a caretaker or watchman	b	
14. Temporary outdoor uses	d	
15. Testing laboratories, excluding explosive, flammable and toxic materials	x	a
16. Wells, gas and oil.	a	a

**Table 3A**

**Industrial Uses Within the I-5/CR 102**

**Entryway Overlay Zone**

1. Professional offices for the following:
a. Accountants, bookkeepers, auditors
b. Engineering
c. Planners
d. Architects and building designers
e. Landscape architects
f. Contractors - all categories - offices only
g. Consultants such as:
1. Business consultants
2. Agricultural consultants
3. Building construction consultants
4. Building maintenance consultants
5. Chemical recycling consultants
6. Computer system consultants
7. Freight traffic consultants
8. Geophysical companies and consultants
9. Elevator consultants
10. Legal consultants
h. Industrial designers for tool designers
i. Geologists
j. Arbitrators
k. Auctioneer offices, but excluding auctioneer rooms
l. Clothing and fashion design studios
m. Real estate appraisers
2. Business offices and personal service functions consisting of the following:
a. Advertising agencies - billboard advertising
b. Communications:
1. Beeper and paging services
2. Broadcasting stations (radio and TV)
3. Computing services
4. Computerized billing service companies
5. Calculating and statistical services
6. Confidential records and destruction companies

7.Inventory service firms
8.Security patrols
9.Electronic data processing, tabulating and record keeping services
10.Digital instrumentation systems, equipment and supply companies
11.Office planning services
12.Credit reporting and collection agencies
13.Pension and profit sharing plan management companies
14.Pest control companies
c. Brokerage and investment firms such as:
1.Real estate brokers including development and management, but excluding those that deal exclusively in residential sales
2.Data processing time brokers
3.Food, frozen food, fruit and vegetable brokers
4.Foreign exchange brokers
5.Custom house brokers
6.Grain and meat brokers
7.Oil and land lease brokers
8.Lumber companies and brokers exclusive of project storage yard
9.Exporters and importers (no retail sales)
10.Manufacturers sales representatives
11.Gasoline and oil marketers and distributors
12.Logging and wood chipping companies exclusive of product storage yards
d. Publications, graphics and reproduction such as:
1.Publishers
2.Printing, engraving and stationery sales and services
3.Business, periodical and architectural illustrators
4.Display builders and designers
5.Graphic designers
6.Drafting, blueprinting and photocopying services
7.Duplication and mimeographing services
8.Photographers and artists catering to industrial clients
9.Record and microfilming service
e. Medical related, such as:
1.Medical, dental, biological and x-ray laboratories which do not serve the public.
2.Veterinary clinics (excluding outside kennel)
3.Small animal grooming
f. Research and development, such as:
1.Agricultural laboratories, including testing and analysis

2.Small animal laboratories, testing and research
3.Economic research and development
4.Electronics research and development
5.Energy conservation research and development
6.Oil and gas exploration and development excluding drilling for oil and gas
7.Patent development and marketing
8.Marketing analysis, research and consultation
g. Transportation, such as:
<b>1. <i>Auto sales, new and used, including RV, trailer and motorcycles (Used auto sales shall be associated with new auto dealerships)</i></b>
2. Freight forwarding and freight consolidating companies
3. Freight inspection services
4. Package delivery
h. Government offices which do not provide direct public services except for those governmental agencies related to agricultural activities
i. Surveyors, such as:
1.Land surveyors
2.Marine surveyors
j. Personal services
1.Management and business organizations
2.Trade and labor organizations
3.Hotel and motel reservation center - phone service only
4.Ambulance service
5.Deli/retail for employees in area
6.Equipment rental - small, to be stored inside
7.Minor farm supply
8.Commercial recreational facilities (swimming, tennis, racquetball clubs, gymnastics, dancing, etc.)
k. Technical and vocational schools for industrially related trades:
1.Industrial apprentice training schools
2.Computer schools
3.Drafting
l. Corporate and regional headquarters occupying related trades:
3.The following and similar uses from which noise, smoke, dust, odors, and other such offensive features are confined to the premises of each use and all such uses are completely confined within enclosed buildings excluding the storage or manufacturing of hazardous or flammable materials or liquids.
a. Bookbinding, printing and lithography
b. Cartography
c. Communication equipment buildings

d. Data processing and computer operation
e. Editorial and design operations
f. Electrical products and appliance manufacturing
g. Janitorial services
h. Material testing laboratory
i. Photographic and film processing operations
j. Research institutes and laboratories
k. Other uses which the planning commission finds to be consistent with the intent of the Industrial PD within the 1-5 CR 102 Entryway which are of the same general character as the uses set forth above, and not objectionable by reason of adverse external effects, such as odor, smoke, noise, glare, fumes, radiation or vibration, subject to first obtaining a use permit.