

## Additions to Chapter 21.15 - Definitions

- 21.15.XXX Adult-Use Cannabis Dispensary. A retail use (SIC Code 59) where cannabis goods or devices for the use of cannabis goods are offered, either individually or in any combination, for retail sale to customers at an on-site fixed location, including an establishment that also offers delivery of cannabis goods as part of a retail sale, in addition to on-site sales, in compliance with Title 5.90 and 5.92.
- 21.15.XXX Cannabis Cultivation. An industrial use (SIC Code 072) that engaged in the commercial cultivation of cannabis, and all associated commercial cultivation activities involved in the cultivation of cannabis, pursuant to this Chapter, including a nursery which produces clones, immature plants, seeds, or other agricultural products specifically for the planting, propagation, and cultivation of cannabis.
- 21.15.XXX Cannabis Manufacturing/Processing. An industrial use (SIC Code 283) engaged in the production, conversion, preparation, propagation, deriving, processing, or compounding of cannabis goods either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis goods or labels or relabels its container.
- 21.15.XXX Cannabis Distribution. An industrial use (SIC Code 42) engaged in the business of the distribution of cannabis goods between licensed cannabis facilities.
- 21.15.XXX Cannabis Testing. A professional service use (SIC Code 873) that offers or performs tests of cannabis goods and that is ISO/IEC 17025 accredited, or pending ISO/IEC 17025 accreditation, and licensed by the California Bureau of Cannabis Control that provides independent testing of marijuana or marijuana products.

Amendment to Chapter 21.31 – Residential Uses (Table 31-1)

**Table 31-1  
Uses in Residential Zones**

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-1	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
<b>Residential Uses</b>																				
Single-family detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Duplex	N	N	N	N	Y(b)	Y(b)	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	Y
Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Modular or manufactured housing unit placed on a permanent foundation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N
Mobile home park (as to unsold spaces) (see Section 21.52.243)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y	N
Subdivision of existing mobile home park (see Section 21.52.244)																			C	
Accessory dwelling unit (see Section 21.51.276)	Limited accessory dwelling unit	A	A	A	A	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Conforming accessory dwelling unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N	N	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Special group residence (senior citizen housing, handicapped housing, residential care facility, communal housing, convalescent hospital) (see Section 21.52.271)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	
Transitional Housing (e), (f)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Supportive Housing (e), (f)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
<b>Commercial Uses</b>																					
Bed and breakfast inns (see Section 21.52.209)	N	N	N	N	N	N	N	N	N	N	N	N	N	A P	A P	A P	AP	A P	N	N	N
Office commercial (see Section 21.52.251)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	Y(a)	C	N	N	N
Residential historic landmark buildings (see Section 21.52.265.5)	A P	A P	A P	A P	AP	A P	AP	AP	AP	AP	AP	AP	AP	A P	A P	A P	AP	A P	A P	N	A P

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
Restaurant (see Section 21.52.269)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N
Retail commercial																Y(a) <u>(g)</u>				
Through-block commercial (see Section 21.52.279)					C					C		C	C	C	C	C	C	C		
<b>Other Uses</b>																				







## Amendment to Chapter 21.23 – Commercial Districts (Table 32-1)

### DIVISION I. - PERMITTED USES

#### 21.32.110 - Permitted uses.

The principal use in all commercial districts shall be commercial, although some districts are intended for mixed commercial and residential uses. Tables 32-1A and 32-1 indicate the classes of uses permitted (Y), not permitted (N), permitted as a conditional use (C), permitted as an administrative use (AP), permitted as an accessory use (A), and permitted as a temporary use (T) in all districts. An asterisk (\*) indicates that a use is permitted subject to specific development standards outlined in Chapter 21.45 (Special Development Standards) of this Title.

(Ord. C-7663 § 10, 1999; Ord. C-7247 § 13, 1994; Ord. C-7127 § 2, 1993; Ord. C-7047 §§ 9, 10, 1992; Ord. C-6933 § 25, 1991; Ord. C-6895 §§ 12, 13, 1991; Ord. C-6822 § 12, 1990; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

#### 21.32.120 - Prohibited uses.

Any use not specifically permitted by Section 21.32.110, Tables 32-1A and 32-1, shall be prohibited, and no commercial uses shall be allowed outside of a building unless indicated as an outdoor use in Tables 32-1A and 32-1.

(Ord. C-7663 § 11, 1999; Ord. C-7127 § 2, 1993; Ord. C-7047 § 11, 1992; Ord. C-7040 § 1, 1992; Ord. C-6895 § 14, 1991; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

#### 21.32.130 - Transition between old and new commercial zones.

Tables 32-1A and 32-1 represent two (2) sets of commercial zones permitted uses. Table 32-1 contains new commercial zones adopted by the City Council on October 20, 1992. It is the intent of the City, within a specified period of time, to rezone all commercial properties from the zones in Table 32-1A to the zones in Table 32-1 and to repeal Table 32-1A when the rezoning of all commercial properties is complete.

During the "transitional period", all uses listed in the CNP, Neighborhood Pedestrian District, Table 32-1, either permitted by right (Y), by a conditional use permit (C), by an administrative use permit (AP), as an accessory use (A), or as a temporary use (T) shall be permitted in the same manner for properties located in the existing CO, CH and CT Zones in addition to those uses otherwise permitted in the zone in question. If there is a conflict of the use regulation between the use table of the CNP Zone under Table 32-1 and that of an old commercial zone under Table 32-1A, the least restrictive zone shall govern. The "transitional period" shall be that period of time from and after the effective date of this Ordinance to December 31, 2000. On and after January 1, 2001, Table 32-1A shall be deemed repealed and of no further force and effect.

(Ord. C-7663 § 12, 1999; Ord. C-7326 § 13, 1995; Ord. C-7127 § 7, 1993)

**Table 32-1  
Uses In All Other Commercial Zoning Districts**

	Neighborhood			Community				Regional	Other	
Alcoholic Beverage Manufacturing and Accessory Tasting Room	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Alcohol Beverage Manufacturing*	Y	Y	Y	Y	Y	Y	Y	Y	Y	*Subject to special development standards (see Section 21.45.114).
Accessory Tasting Room*	A	A	A	A	A	A	A	A	A	Alcoholic Beverage Manufacturing and Accessory tasting room uses shall be permitted in all Planned Development (PD) Districts allowing commercial uses, subject to Section 21.45.114.

	Neighborhood			Community				Regional	Other	
Alcoholic Beverage Sales	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	Note: The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales.
Off-premises sales within 500 ft. of district allowing residential uses	C	C	C	C	C	C	C	C	N	For alcoholic beverage sales exempted from the CUP process, see footnote (1).
Off-premises sales more than 500 ft. from district allowing residential uses	N/A	N/A	N/A	C	C	N/A	N/A	C	N	



On-premises sales within 500 ft. of district allowing residential uses	C	C	C	C	C	C	C	C	N
On-premises sales more than 500 ft. from district allowing residential uses	N/A	N/A	N/A	C	C	N/A	N/A	C	N

	Neighborhood			Community				Regional	Other	
Automobile (Vehicle) Uses	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	Note: All outdoor display, storage, service and repair of vehicles is subject to special standards (see Chapter 21.45).
Auto detailing	A	A	A	A	A	A	A	A	C	Accessory to an auto related use such as auto repair or car wash. Mobile businesses prohibited.
Auto detailing (with hand held machines only)	AP	AP	AP	Y	Y	Y	Y	Y	C	Mobile businesses prohibited.
Car wash	N	N	N	C	C	C	C	AP	C	
Diesel fuel sales	N	N	N	AP	AP	AP	AP	AP	N	See Section 21.52.222.
Gasoline sales	N	C	N	Y	Y	Y	Y	Y	N	
General auto repair (bodywork, painting, etc.)	N	N	N	N	N	N	N	C	N	
Limousine service (does not include auto repair)	N	N	N	Y	Y	AP	AP	Y	N	Nonconforming parking rights do not apply (see Section 21.27.070).

Minor auto repair, tune up and lube, smog test	N	N	N	C	C	C	C	Y	N	
Motorcycle/jet ski sales and repair	N	N	N	C	C	N	N	C	N	See also industrial zones, table 33-1.
Parking service-principal use	C	C	C	Y	C	Y	Y	Y	C	
Recreational vehicle storage	N	N	N	N	N	N	N	N	C	
Rental agency (does not include repair)	N	N	N	Y	Y	AP	AP	Y	N	Permitted near airport, hotels, etc. See applicable PD zones.
Sales (does not include auto repair)	N	N	N	N	N	N	N	Y	N	
Towing	N	N	N	A	A	A	A	A	A	Accessory to general and minor auto repair.
Vehicle parts (with installation); tire store	N	N	N	C	C	C	C	C	N	
Vehicle parts (without installation)	N	AP	N	AP	AP	AP	AP	Y	N	

	Neighborhood			Community				Regional	Other	
Billboards	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Billboards	N	N	N	N	N	N	N	C	C	Subject to special standards (see Chapter 21.54). Non-freeway-oriented billboards prohibited in CS district.

	Neighborhood			Community				Regional	Other	
Business Office Support	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Copy, fax, mail box, or supplies	Y	Y	Y	Y	Y	Y	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	Y	Y	Y	Y	Y	Y	N	Also permitted in industrial zones (see table 33-1).
Offset printing	N	AP	N	AP	N	AP	AP	Y	N	

	Neighborhood			Community				Regional	Other	
Entertainment	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Amusement machines (4 or fewer)	A	A	A	A	A	A	A	A	A	See Section 21.51.205 (accessory uses).
Banquet room rental	A	A	A	A	A	A	A	A	N	Accessory to restaurant only (see Section 21.51.215).
Dancing (accessory use)	N	N	N	Y	Y	Y	Y	Y	N	Accessory to restaurant, tavern, club. City council hearing is required for new and transferred business licenses.
Drive-in theater	N	N	N	N	N	N	N	N	N	
Live or movie theater (w/100 seats or less)	AP	AP	AP	AP	AP	AP	AP	Y	N	For theaters w/more than 100 seats, see "Movie theater".

	Neighborhood			Community				Regional	Other	
<b>Entertainment (cont'd)</b>	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	

Mock boxing or wrestling	N	N	N	N	N	N	N	N	Y	N	City council hearing is required for new and transferred business licenses.
Movie theater (or live theater w/100+ seats)	N	N	N	C	C	C	C	C	C	N	
Pool tables (up to 3 tables)	A	A	A	A	A	A	A	A	A	N	Accessory to restaurant, tavern, club (see Section 21.51.260).
Private club, social club, nightclub, pool hall or hall rental within 500 ft. of district allowing residential uses	N	N	N	C	C	C	C	C	C	C	City council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	City council hearing is required for new and transferred business licenses.
Other entertainment uses (arcade, bowling alley, computer arcade, miniature golf, tennis club, skating rink)	N	N	N	C	C	C	C	C	C	N	See Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).

	Neighborhood			Community				Regional	Other	
Financial Services	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
ATM 1. Walk up or freestanding machine on interior of building; walk up machine on exterior of building	Y	Y	Y	Y	Y	Y	Y	Y	N	1., 2. Requires 2 (5 minute) parking spaces for each ATM machine. Spaces must be located within 100 ft. Such spaces may be existing required parking.



Payday loans	N	N	N	C	C	C	C	C	N
Signature loans	N	N	N	C	C	C	C	C	N
Escrow, stocks and bonds broker	Y	Y	Y	Y	Y	Y	Y	Y	N
All financial services not listed	N	N	N	C	C	C	C	C	N

	Neighborhood			Community				Regional	Other	
Institutional	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Church or temple	N	AP	AP	AP	AP	AP	AP	AP	N	Also see Section 21.52.213.
Convalescent hospital or home	N	N	N	N	N	C	C	N	N	
Daycare or pre-school	Y	Y	Y	Y	Y	Y	Y	Y	C	
Funeral and Mortuary	N	N	N	AP	AP	AP	AP	Y	N	Crematorium only allowed as accessory use subject to conditions of Section 21.52.211.
Industrial arts trade school or rehabilitation workshop	N	N	N	C	C	C	C	Y	N	
Parsonage	A	A	A	A	A	A	A	A	N	Accessory to church or temple.
Private elementary or secondary school	N	N	N	C	C	C	C	C	N	Special conditions apply (see Section 21.52.263).



repair, tanning salon, travel agent, or veterinary clinic without boarding)										
Catering, party counseling (without trucks)	Y	Y	Y	Y	Y	Y	Y	Y	N	For catering with trucks, see industrial zones, table 33-1.
Fitness center/health club, dance/karate studio, fortunetelling	Y	Y	Y	Y	Y	Y	Y	Y	N	Limited to 5,000 square feet in neighborhood zones.
Gun repair shop	AP	AP	AP	AP	AP	AP	AP	Y	N	
House cleaning service	Y	Y	Y	Y	Y	Y	Y	Y	N	
Laundromat	AP	AP	AP	AP	AP	AP	AP	AP	N	
Laundry (commercial customers)	N	N	N	N	N	N	N	N	N	Permitted in industrial zones only.
Massage therapy	A	A	A	A	A	A	A	A	A	Special conditions (see Section 21.51.243). Special adult entertainment standards for massage parlor (see Section 21.45.110).
Recycling center	N	N	N	N	N	N	N	N	N	Permitted in industrial zones only.
Recycling collection center for cans and bottles (staff attended)	N	N	N	AP	AP	AP	AP	AP	N	



Recycling containers for cans and bottles	A	A	A	A	A	A	A	A	N	Accessory to a grocery store only (see Section 21.51.265)
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.)	N	N	N	C	C	C	C	Y	N	For small appliance repair, see "basic personal services".
Self-storage (indoor only)	N	N	N	N	N	N	N	N	C	
Shoe repair	Y	Y	Y	Y	Y	Y	Y	Y	N	
Shoeshine stand (indoor/outdoor)	A	A	A	A	A	A	A	A	A	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	N	N	N	N	N	N	N	C	N	
Termite and pest control	N	N	N	N	N	N	N	C	N	See "miscellaneous storage of hazardous materials".
Veterinary clinic with boarding	N	N	N	C	C	C	C	C	N	See also "basic personal services".
All personal services not listed	AP	AP	AP	AP	AP	AP	AP	AP	N	

	Neighborhood			Community				Regional	Other
<b>Professional Services</b>	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS

Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, <u>lab</u> testing, photography, psychiatry, psychology, real estate, or tax preparation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
All professional offices not listed	AP	AP	AP	AP	AP	AP	AP	AP	AP	N

Residential Uses	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Artist studio with residence	AP	AP	AP	AP	AP	AP	AP	AP	N	
Caretaker residence	AP	AP	AP	AP	AP	AP	AP	AP	AP	
Group home (care of 6 or less)	N	N	Y	N	N	Y	Y	N	N	
Residential care facility (care of 7 or more)	N	N	N	N	N	C	C	N	N	
Residential historic landmark building	*	*	*	*	*	*	*	*	*	See Section 21.52.265.5 for permitted uses and special conditions.
Senior and/or handicapped housing	N	N	N	N	N	C	C	N	N	
Special group housing (fraternity, sorority, convalescent home, convent, monastery, etc.)	N	N	N	N	N	C	C	C	N	

Single-family or multifamily residential	N	N	Y	N	N	Y	Y	N	N	See Table 32-3 for permitted densities.
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	Neighborhood			Community				Regional	Other	
Restaurants And Ready-To-Eat Foods	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Outdoor dining	A	A	A	A	A	A	A	A	N	A Coastal Permit and encroachment permit are required for all outdoor dining located on public right-of-way within the City's Coastal Zone.
Restaurants and ready-to-eat foods with drive-thru lanes	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Restaurant and ready-to-eat foods without drive-thru lanes	Y	Y	Y	Y	Y	Y	Y	Y	N	
Vending carts	AP	AP	AP	AP	AP	AP	AP	AP	N	Special standards apply (see Section 21.45.170).

	Neighborhood			Community				Regional	Other	
<b>Retail Services</b>	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
<u>Adult-Use Cannabis Dispensary</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Subject to requirements in 5.92</u>
Basic retail sales (except uses listed below)	Y	Y	Y	Y	Y	Y	Y	Y	N	Used clothing, antiques, art, books (new and used), coins, collectibles, jewelry,



	Neighborhood			Community				Regional	Other	
<b>Retail Services (cont'd)</b>	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Pawn shop	N	N	N	C	C	C	C	C	N	
Thrift store, used merchandise	AP	AP	AP	AP	AP	AP	AP	Y	N	Also see note under "Basic Retail."
Vending machines	A	A	A	A	A	A	A	A	A	Accessory to existing retail sales. See Section 21.51.295.
<b>Temporary Lodging</b>										
Bed and breakfast inn	AP	AP	AP	AP	AP	AP	AP	AP	N	
Hotel	N	N	N	C	C	C	C	C	N	
Inn	N	N	N	AP	AP	AP	AP	N	N	
Motel	N	N	N	N	N	N	N	C	N	
Shelters	N	N	N	N	N	C	C	N	N	
<b>Temporary Uses</b>										
Carnival, event, fair, trade show, etc.	T	T	T	T	T	T	T	T	T	
Construction trailer	T	T	T	T	T	T	T	T	T	

	Neighborhood			Community				Regional	Other	
<b>Transportation and Communication Facilities</b>	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	

Communication facilities: A. Freestanding/ monopole cellular and personal communication services	C	C	C	C	C	C	C	C	C	C	See Section 21.52.210.
B. Attached/roof mounted cellular and personal communication services	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.45.115.
C. Electrical distribution station	C	C	C	C	C	C	C	C	C	N	
Transportation facilities (bus terminals, cab stands, heliports, helistops)	N	N	N	N	N	N	N	N	C	N	
Wireless telecommunications facilities	C	C	C	C	C	C	C	C	C	C	See Chapter 21.56
<b>Miscellaneous</b>											
Storage of hazardous materials accessory to principal use (such as pest control)	C	C	C	C	C	C	C	C	C	N	A conditional use permit is required only if amount of material stored exceeds 55 gal. of liquid, 500 lbs. of solids, 200 cubic ft. of compressed gas or any amount of acutely hazardous material.

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. For special conditions, see Chapter 21.52.

A = Accessory use. For special development standards, see Chapter 21.51.

AP = Administrative use permit required. For special conditions, see Chapter 21.52.

T = Temporary use subject to provisions contained in Chapter 21.53.

IP = Interim park use permit required. For special conditions, see Chapter 21.52.

Footnotes:

(1) The following alcoholic beverage sales may be exempted from the conditional use permit requirement:

a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than thirty percent (30%) of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a conditional use permit to continue to sell alcohol.

b. Florist with accessory sale of alcoholic beverages.

c. Existing legal, nonconforming uses.

(2) All urban agriculture uses, whether by-right or permitted through an Administrative Use Permit, must meet the standards outlined in Section 21.52.260.

( [ORD-17-0024](#) § 2(Exh. B), 2017; [ORD. 15-0019](#) §§ 1, 2, 2015; [ORD-15-0010](#) § 1, 2015; [ORD-13-0025](#) § 2(Exh. A), 2013; [ORD-13-0018](#) § 3(Exh. A), 2013; [ORD-13-0022](#) § 2, 2013; [ORD-13-0008](#) § 1, 2013; [ORD-12-0006](#) § 3, 2012; [ORD-11-0011](#) § 2(Exh. B), 2011; [ORD-07-0044](#) § 1, 2007; [Ord. C-7904](#) §§ 2, 3, 2004; [Ord. C-7881](#) § 2, 2003; [Ord. C-7776](#) § 8, 2001; [Ord. C-7729](#) §§ 4, 5, 2001; [Ord. C-7663](#) § 42, 1999)

Amendment to Chapter 21.33 – Industrial Uses (Table 33-2)

**Table 33-2  
Uses In Industrial Districts**

Use	IL	IM	IG	IP	*Notes and Exceptions
1. Agriculture And Related Uses					a. Permitted in IL and IM
(SIC codes 01, 02, 07*)	N	N	C	See Item 10 in this table.	<ul style="list-style-type: none"> <li>• 0742 (Veterinary Services for Animal Specialties)</li> <li>• <u>072 (Crop Cultivator) – Must comply with Chapter 5.92 if Adult-Use Cannabis Business</u></li> <li>0752 (Animal Specialty Services, Boarding, Kennels, Shelters)</li> <li>• 078 (Landscape and Horticultural Services)</li> </ul>
1.1 Urban Agriculture Use	Y	AP	AP	AP	All urban agriculture uses, whether by-right or permitted through an Administrative Use Permit, must meet the standards outlined in Section 21.52.260.

**Table 33-2  
Uses In Industrial Districts  
(Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
2. Construction-Related Uses (SIC codes 138, 15, 16, 17)					"Limited outdoor accessory storage" means the storage of materials and equipment to be used off-site for construction projects in progress.
2.1 With outdoor storage as principal use	N	Y/AP	Y	See Item 10 in this table.	
2.2 Contractor's office with limited outdoor accessory storage	Y	Y	Y		



3. Food Processing (SIC code 20*)	C	Y/C	Y/C	See Item 10 in this table.	a. Prohibited in IL, IM, and IP, and requires conditional use permit in IG:
					• 201 (Meat Products)
					• 2048 (includes slaughtering animals for animal feed)
					• 2077 (Animal and Marine Fats and Oils)
					• 2091 (Canned and Cured Seafoods)
					• 2092 (Fresh or Frozen Seafoods)
					b. Permitted in IL, IM, and IG:
• 205 (Bakery Products)					
4. Manufacturing					a. Prohibited in IL, IM, and IP, and requires conditional use permit in IG:
4.1 SIC codes 23, 27, 283, 284, 31*, 36, 38, 39	Y	Y	Y	See Item 10 in this table.	• 261 (Pulp Mills)
					• 262 (Paper Mills)
4.2 SIC codes 25, 26*, 30	Y/C	Y/C	Y		• 263 (Paperboard Mills)
					• 281 (Industrial Inorganic Chemicals)
4.3 SIC codes 22, 24, 289*, 32*, 34*, 35, 37*	N	C	Y/C		• 282 (Plastics Materials)
					• 285 (Paints, Varnishes)
					• 286 (Industrial Organic Chemicals)
					• 287 (Agricultural Chemicals)
					• 2892 (Explosives)
4.4 SIC codes 21, 29*, 33, 492*, 4932*	N	N	C		• 291 (Petroleum Refining)
					• 311 (Leather Tanning and Finishing)
					• 324 (Hydraulic Cement)

**Table 33-2  
Uses In Industrial Districts  
(Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
4. Manufacturing (continued)					<ul style="list-style-type: none"> <li>• 325 (Structural Clay Products)</li> </ul>
					<ul style="list-style-type: none"> <li>•327 (Concrete, Gypsum, and Plaster Products)</li> </ul>
					<ul style="list-style-type: none"> <li>•3292 (Asbestos Products)</li> </ul>
					<ul style="list-style-type: none"> <li>•348 (Ordinance and Accessories)</li> </ul>
					<p>b. Certain oil and gas extraction and processing are exempt from zoning regulations as provided for in Subsection 21.10.030.B, and are controlled by Title 12 of the Municipal Code.</p> <p>c. SIC code 371 (Motor Vehicles and Motor Vehicle Equipment) shall be permitted in the IG district when located more than 150 ft. from a residential district, and require a conditional use permit when located closer than 150 ft.</p>
5. Transportation-Related Uses (SIC codes 41, 421, 4215, 423, 473, 478)					<p>a. SIC code 45 uses shall require a conditional use permit outside the boundaries of the Long Beach Airport and/or on adjacent properties directly supporting airport operations.</p>
5.1 With no outdoor container storage	C	C	C*		See Special Development Standards for Trucking terminals and yards. Section 21.45.168
5.2 With outdoor container storage associated with shipping/trucking/rail	C	C	C*		
5.3 Air transportation (SIC code 45)	N	N	Y*		

5.4 Helipads	C	C	C	See Item 10
5.5 Electric, gas, and sanitary services (SIC code 49, except 492 and 4932. Includes refuse transfer stations)	C	C	C	
6. Wholesale Trade (SIC codes 50*, 51*, 422)	Y	Y	Y	a. Prohibited in IL, IM, and IP, and requires a conditional use permit in IG:
				<ul style="list-style-type: none"> <li>• 4225 (personal storage, self-storage, including recreational vehicle, and/or miniwarehouse as defined by Section 21.15.570)</li> </ul>
				<ul style="list-style-type: none"> <li>• 5015 (motor vehicle parts, used)</li> </ul>
				<ul style="list-style-type: none"> <li>• 5093 (scrap and waste materials, including retail sales)</li> </ul>
				<ul style="list-style-type: none"> <li>• 5154 (livestock sales)</li> </ul>

**Table 33-2  
Uses In Industrial Districts  
(Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
7. Retail Trade					a. Primarily, these uses are intended to serve nearby industries and employees, and the retail's proximity will provide convenience with minimal impact on the retail operations.
7.1 Eating places without drive-thru service (SIC code 5812*)	Y	Y	Y	See item 10 in this table.	b. Any business involved in the sale of alcoholic beverages shall be subject to conditional use permit review and shall meet the location requirements contained in Section 21.52.201. The following exceptions do not require a conditional use permit: Restaurants with alcoholic beverage service only with
7.2 Eating with drive-thru	Y/C	Y/C	Y/C		

service (SIC code 5812*)				<p>meals, whereby alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant. This generally means that any use with a fixed bar is not exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar where alcoholic beverages are served at the same bar as meals is considered as serving alcoholic beverages only with meals. A cocktail lounge without a bar but with service primarily of hors d'oeuvres and alcoholic beverages <u>shall</u> require a conditional use permit.</p>
7.3 Book and video stores; video rentals (SIC codes 5735, 5942, 7841)	Y	Y	Y	
7.4 All other retail trade (SIC codes 52 through 57, 59)	Y	C	C	
See item 13 in this table for "drinking places." (SIC code 5813)				
				<ul style="list-style-type: none"> <li>Any use located more than 500 ft. from a zone district which allows residential use.</li> </ul>
				<ul style="list-style-type: none"> <li>Department store or florist shop with accessory sales of alcoholic beverages.</li> </ul>
				<ul style="list-style-type: none"> <li>A grocery store of 20,000 sq. ft. or more with accessory sales of alcoholic beverages.</li> </ul>
				<ul style="list-style-type: none"> <li>Existing legal, nonconforming uses.</li> </ul>

**Table 33-2  
Uses In Industrial Districts  
(Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
7. Retail Trade (continued)					c. Pawnshops (included within SIC code 5932) shall require a conditional use permit in all zones.

					d. Gasoline Service Stations (SIC code 5541) and Fuel Dealers (SIC code 598) shall be permitted in the IG district.	
					e. Sales of firearms in the IL zone shall require a conditional use permit.	
8. Service-Related Industries						
8.1 Laundry, cleaning and garment services (SIC code 721)	Y	Y	Y	See Item 10 in this table.	a. Primarily, these uses are intended to serve nearby industries and employees, and the services' proximity will provide convenience with minimal impact on the service operations.	
8.2 Other personal services (SIC codes 722, 723, 724, 725, 726, 7291)	Y	AP	AP			
8.3 Tattoo and massage parlors	N	N	N			
8.4 Repair services within enclosed structure (SIC codes 75* and 76)	Y	Y	Y			b. Parking lots and structures which are principal uses (SIC code 752) shall be subject to parking lot development standards contained in Chapter 21.41.
8.5 Repair services with outdoor operations (SIC codes 7353, 7359, 75*)	N	Y/C	Y			
8.6 Funeral, mortuary and crematorium (SIC code 7261)	N	AP	AP			Subject to special development standards specified in Section 21.52.211

**Table 33-2  
Uses In Industrial Districts  
(Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
	Y	AP	AP		a. Prohibited in all industrial districts:

<p>9. Professional Office and Institutional Uses</p> <p>(SIC codes 60, 61, 62, 63, 64, 65, 66, 73 [except 7353 and 7359], 861, 862, 863, 864, <u>873</u>, 878* Division J (Public Administration))</p>				<p>See Item 10 in this table.</p>	<ul style="list-style-type: none"> <li>• 6099 (Functions related to depository banking, not elsewhere classified)</li> </ul>
					<ul style="list-style-type: none"> <li>• 9223 (Correctional Institutions)</li> </ul>
					<ul style="list-style-type: none"> <li>• 8744 (Jails, privately operated-correctional facilities, adult privately operated), except a "Community Correctional Re-entry Center," as defined in Section 21.15.602, may be permitted in the IL, IM and IG zone districts pursuant to a conditional use permit as set forth in Chapter 21.52.</li> </ul> <p>b. Offices are intended to serve nearby industries and employees.</p> <p>c. Emergency shelters (8322) shall be subject to the special development standards specified in Section 21.45.132.</p>
<p>9.1 Emergency shelters (SIC code 8322*)</p>	N	N	N	Y	<p><u>d. Adult-Use Cannabis Businesses subject to Chapter 5.92</u></p>

**Table 33-2  
Uses In Industrial Districts  
(Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
<p>10. Port-Dependent And Support Businesses</p>	<p>See Items 1-9 and 11-14 in this table.</p>	<p>See Items 1-9 and 11-14 in this table.</p>	<p>See Items 1-9 and 11-14 in this table.</p>	Y	<ul style="list-style-type: none"> <li>• <u>Ancillary Port Facilities</u> —ship building and repair, towboat and salvage operations, bunker barge loading, sportfishing launching, marine research, Coast Guard operations, marine-oriented fire protection, equipment storage for dredging and waterfront construction, oil spill cleanup</li> <li>• <u>Commercial/Recreational Facilities</u> —water-oriented parks, sightseeing, sportfishing, water skiing,</li> </ul>

					<p>restaurants, hotels, curio shops, marinas, boat sales and manufacturing, charter boat operations, tackle shops, tourist attractions (e.g., Queen Mary), vessel storage</p> <ul style="list-style-type: none"> <li>• <u>Federal Use</u> —shipyard and drydock operations, Navy Base and support</li> </ul>
	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	Y	<ul style="list-style-type: none"> <li>• <u>Oil And Gas Production</u> — including tankage, processing, drilling, and water injection</li> <li>• <u>Utilities</u> —installations and rights-of-way, including SCE station on Terminal Island</li> <li>• <u>Adult-Use Cannabis Businesses (all categories) are prohibited.</u></li> </ul>
11. Communications (SIC code 48*)	Y	Y	Y	See Item 10 in this table.	<p>a. Requires conditional use permit in all districts:</p> <ul style="list-style-type: none"> <li>• 483 (Radio and television broadcasting stations)</li> <li>• Microwave transmission or relay towers</li> <li>• Wireless Telecommunications Facilities (see Chapter 21.56)</li> </ul>
12. Recycling Operations					
12.1 Containers for cans, bottles, etc. (accessory use)	Y	Y	Y	Y	a. Collection center with attendant subject to development standards contained in Section 21.52.265.
12.2 Collection center with attendant or recycling	C	C	C	N	

processing/manufacturing center				
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**Table 33-2  
Uses In Industrial Districts  
(Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
13. Recreation And Entertainment Uses					<ul style="list-style-type: none"> <li>a. Any business involved in the sale of alcoholic beverages shall be subject to conditional use permit review and shall meet the location requirements contained in Section 21.52.201. The following exceptions do not require conditional use permit:</li> </ul>
13.1 Outdoor recreation (drive-in theater, racetrack, golf, driving range, shooting range and similar uses)	C	N	N	See Item 10 in this table.	
13.2 Movie theaters	Y	Y	Y	N	<ul style="list-style-type: none"> <li>• Restaurant with alcoholic beverage service only with meals, whereby alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant. This generally means that any use with a fixed bar is <u>not</u> exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar where alcoholic beverages are served at the same bar as meals is considered as serving alcoholic beverages only with meals. A cocktail lounge without a bar but with service primarily of hors d'oeuvres and alcoholic beverages <u>shall</u> require a conditional use permit.</li> </ul>
13.3 Bars, nightclubs, cabarets and the like with alcohol (SIC code 5813*)	C*	C*	C*	C*	
	Y	Y	Y	Y	
13.4 Health clubs and the like (SIC code 7991)	C	N	N	N	
					<ul style="list-style-type: none"> <li>• Any use located more than 500 ft. from a zone district which allows residential use</li> </ul>
					<ul style="list-style-type: none"> <li>• Department store or florist shop with accessory sales of alcoholic beverages</li> </ul>
					<ul style="list-style-type: none"> <li>• Existing legal, nonconforming uses</li> </ul>
13.5 Interim Parks					



a. Community gardens	IP	IP	IP	N	See Section 21.52.260.
b. Passive parks	Y	Y	Y	N	See Section 21.45.155.
c. Playgrounds	IP	IP	IP	N	See Section 21.52.260.
d. Recreational parks	AP	AP	AP	N	See Section 21.52.260.

**Table 33-2  
Uses In Industrial Districts  
(Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
14. Miscellaneous uses					
14.1 Caretaker, night watchman's quarters*	AP	AP	AP	AP	a. Caretaker quarters permitted only in conjunction with a permitted nonresidential use.
14.2 Art studio with associated residence	AP	AP	AP	N	b. Billboards subject to regulations and standards contained in Chapter 21.54.
14.3 Vocational schools (SIC code 824)	Y	Y	Y	Y	c. For temporary use regulations, see Chapter 21.53.
14.4 Job training and vocational rehabilitation (SIC code 833)	C	C	C	C	
14.5 Daycare facilities (SIC code 835)	C	C	C	C	
14.6 Museums (SIC code 841)	Y	Y	Y	Y	
14.7 Billboards* (outdoor advertising)	C	C	C	C	b. Billboards subject to regulations and standards contained in Chapter 21.54.
14.8 Temporary outdoor events and	T	T	T	T	

temporary construction offices*						
14.9 Vending carts	AP	AP	AP	N		
15. Alcoholic Beverage Manufacturing* (SIC code 208)*	Y	Y	Y	N	a. *Subject to special development standards (see Section 21.45.114). Alcoholic Beverage Manufacturing and Accessory tasting room uses shall be permitted in all Planned Development (PD) Districts allowing Commercial uses, subject to Section 21.45.114.	
15.1 Accessory Tasting Room*	A	A	A	N		

NOTE: All uses are subject to performance standards as defined in Section 21.33.090.

*	=	See "Notes and Exceptions" column.
Y	=	Permitted by right.
N	=	Not permitted.
AP	=	Administrative use permit required.
Y/AP	=	Either permitted by right or subject to administrative use permit review, depending upon criteria contained in Section 21.33.080.C.
Y/C	=	Either permitted by right or subject to conditional use permit review, depending upon criteria contained in Section 21.33.080.C.
C	=	Conditional use permit required.
T	=	Temporary use. See Chapter 21.53.
IP	=	Interim park use permit required. For special conditions see Chapter 21.52.

The SIC uses are considered here primarily according to the operational characteristics involved in creating the product (e.g., slaughtering, manufacturing pulp, manufacturing industrial inorganic chemicals, petroleum refining) and the effects that these operations may have on nearby uses. The actual product created is of secondary importance. The requirement for a conditional use permit does not presuppose that a proposed use will present adverse impacts, but that the public should be informed of the proposed use and be given the opportunity to comment on the proposal at a public hearing.

( [ORD-17-0024](#) § 4(Exh. D), 2017; [ORD-15-0010](#), § 2, 2015; [ORD-13-0018](#); § 5(Exh. C), 2013; [ORD-13-0022](#); § 3, 2013; [ORD-13-0004](#), § 1, 2013; [ORD-12-0006](#), § 4, 2012; ORD-11-0011 § 4(Exh. D), 2011; ORD-10-0033, § 1, 2010; Ord. C-7904 § 4, 2004; Ord. C-7550 § 8, 1998; Ord. C-7500 § 6, 1997; Ord. C-7399 § 7, 1996; Ord. C-7392 § 1, 1996; Ord. C-7378 §§ 15, 16, 1995; Ord. C-7360 § 3, 1995)

Amendment to Chapter 21.34 – Institutional Uses (Table 34-1)

**Table 34-1  
Uses in the  
Institutional District**

Use	District I
<u>Adult-Use Cannabis Businesses (all subcategories)</u>	<u>N</u>
Arboretum, botanical gardens or nurseries	Y
Cafeterias and restaurants	A
Caretaker's residence	AP
Carnival, fiesta, or similar exhibition or celebration	T
Cemeteries (Crematorium as accessory)	C
Churches	Y
Colleges, universities and vocational training centers	Y
Commercial uses (as principal use)	N
Construction trailer	T
Convention and exhibition centers	Y
Country clubs (with golf course)	Y
Cultural centers	Y
Daycare/preschool	Y
Fire stations	Y
Government offices	Y
Hall rental	C
Handicapped and senior citizen housing	C
Historical landmarks, memorials and monuments	Y

Hospitals, medical centers, medical office complexes, convalescent hospitals	Y
Interim storage of vehicles and service yard (2 years)	C
Libraries	Y
Manufacturing	N
Marinas	Y
Off-premises signs	N
Outdoor sales events (see Section 21.52.256)	C
Museums	Y
Parking (commercial)	C
Parking (courtesy)	A
Pistol or rifle range	C
Police station	Y
Police training academy	C
Recreational facility	A
Residential - single-family	Y
Residential - multiple-family	N
Sale of alcoholic beverage	C
Schools (public or private, excluding vocational schools)	Y
Schools (vocational)	N

Use	District I
Social service office of nonprofit organization	Y

Special group residence (communal, board and care, etc.)	C
Stadium	C
Trailer used for office or nightwatchman's quarters	T
Water tanks	Y
Wireless Telecommunications Facilities (see Chapter 21.56)	C

Abbreviations: Y = Permitted.

N = Not permitted

C = Conditional use permit required. Refer to Chapter 21.52.

A = Permitted as an accessory use. Special conditions may apply. Refer to Chapter 21.51.

T = Permitted as a temporary use subject to the requirements of Chapter 21.53 of this Title.

AP = Permitted with an administrative use permit.

( [ORD-13-0022](#); § 4, 2013; ORD-11-0011 § 5(Exh. E), 2011; Ord. C-7881 § 5, 2003; Ord. C-7399 § 8, 1996; Ord. C-6895 § 18, 1991; Ord. C-6684 § 24 (part), 1990; Ord. C-6533 § 1 (part), 1988)

Amendment to Chapter 21.35 – Park Uses (Table 35-1)

**TABLE 35-1  
Uses in Park Districts**

Use	District P
<u>Adult-Use Cannabis Businesses (all categories)</u>	<u>N</u>
Alcoholic beverage sales - with permitted or conditionally permitted uses	C
Amphitheater, band shell, performance stage and the like:	
a. With a seating capacity of up to 200 persons	Y
b. With a seating capacity greater than 200 persons	C
Athletic facilities including sports fields, swimming pools, courts and the like	Y
Campgrounds (except recreational vehicle campgrounds)	Y
Circuses	N
Comfort stations	A
Commercial recreation uses <sup>(a)</sup> (see definition, e.g., miniature golf courses, water slides, bicycle rentals, nonmotorized vehicles, and the like)	C

Use	District P
Commercial uses-other	N
Community gardens	Y
Community service uses <sup>(b)</sup> :	
a. Nonregional, City staffed	Y
b. Nonregional, nonprofit	C
c. Nonregional, for profit	N

Community service uses <sup>(b)</sup> -regional	N
Construction trailer	T
Cultural and educational uses (e.g., museums, ranchos, nature centers and the like)	Y
Daycare and preschools:	
a. Cooperatives and City staffed	Y
b. Nonprofit	C
Electronic video games (not to exceed 4 in any 1 building)	A
Exhibition grounds on a permanent basis for fairs, carnivals, trade shows and the like, or for continuation of fairs, carnivals, trade shows and the like beyond 10 days in length	N
Exhibitions, trade shows and the like	T
Fairs, festivals, carnivals, holiday celebrations, pageants, social events and the like for a period not to exceed 10 days	T
Food and beverage concessions (not including alcoholic)	A
Landscaped open areas	Y
Libraries of the City of Long Beach	C
Motor vehicle racing or testing	N
Natural habitat reserves or preserves	Y
Offices for the supervision and maintenance of park facilities, programs and activities	A
Parking (commercial)	N
Parks and related improvements	Y
Passive games and activities, and arts and crafts classes	Y
Police and fire stations, communication centers, schools, government buildings and the like	N
Private clubs (nonprofit and recreational only)	C



Recreational equipment sale and rental for use in park (except that motorcycles, motorized skateboards, mopeds and the like, are not permitted)	A
Recreational vehicle campground	C
Recreational vehicle storage	N
Residential uses (except caretaker or guard facilities)	N
Restaurants with or without alcoholic beverage sales	C
Sale of alcoholic beverage	C
Sewage and wastewater treatment of tertiary or more advanced level of treatment	A
Wireless Telecommunications Facilities (see Chapter 21.56)	C
Any use which violates the noise ordinance of the City	N

Abbreviations: Y = Permitted as a principal use.

N = Not permitted.

C = Conditional use permit required. Refer to Chapter 21.52.

A = Permitted as accessory use. Refer to Chapter 21.51.

T = Permitted as temporary use. Refer to Chapter 21.53.

- (a) "Commercial recreation" is any recreational use in parks for which a fee is charged independent of City oversight. (See definition for "commercial recreation" in Section 21.15.565 and findings for such uses in the park P district in Section 21.52.610.)
- (b) "Community service use" is a service provided for the health and welfare of the individual receiving the service. Such uses in parks do not include the permanent provision of food, shelter or medical services except for counseling, health fairs, medical screening and the like. Nonregional community service uses serve the local community—the neighbors nearby who require the service. Regional serving community service providers serve a much wider constituency.