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## Chapter 20.24 – Industrial Zoning District [IG]

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20.24.010 – Purposes of Industrial Zoning District

20.24.020 – Industrial Zoning District Land Uses and Permit Requirements

20.24.030 – Industrial Zoning Districts General Development Standards

### 20.24.010 – Purposes of Industrial Zoning District

The IG zoning district is intended to provide for areas appropriate for a wide range of moderate to low intensity industrial uses (e.g., light manufacturing and research and development) and limited accessory commercial and office uses.

### 20.24.020 – Industrial Zoning District Land Uses and Permit Requirements

- A. Allowed land uses.** Table 2-13 indicates the uses allowed within each zoning district and the permit required to establish each use, in compliance with Part 5 (Land Use and Development Permit Procedures).
- B. Prohibited land uses.** Any table cell with “—” means that the listed land use is prohibited in that specific zoning district.
- C. Applicable Regulations.** The last column in the tables ("Specific Use Regulations") may include a reference to additional regulations that apply to the use.

<b>TABLE 2-12 ALLOWED USES AND PERMIT REQUIREMENTS</b>	<b>Industrial Zoning District Permit Requirements</b>	
	P	Permitted By-Right
	CUP	Conditional Use Permit (20.66.090)
	MUP	Minor Use Permit (20.66.090)
	LTP	Limited Term Permit (20.66.080)
	---	Not allowed *
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>IG</b>	<b>Specific Use Regulations</b>
<b>Industry, Manufacturing and Processing, Warehousing Uses</b>		
Food Processing	P	
Handicraft Industry	P	
Industry		
Small - 10,000 sq. ft. or less	P	
Large - Over 10,000 sq. ft.	MUP	
Personal Storage (Mini Storage)	MUP	
Research and Development, General	P	
Research and Development, Restricted	MUP	
Warehousing		
Small - 10,000 sq. ft. or less	P	
Large - Over 10,000 sq ft	MUP	
Wholesaling	P	
<b>Recreation, Education, and Public Assembly Uses</b>		
Assembly/Meeting Facilities	CUP	
<b>Retail Trade Uses</b>		
Alcohol Sales (off-sale)	MUP	20.48.030
Alcohol Sales (off-sale), Accessory Only	P	
Building Materials and Services	P	
Contractor's Storage Yards	MUP	
Marine Rentals and Sales		
Boat Rentals and Sales	MUP	
Marine Retail Sales	P	
Retail Sales	P	
<b>Service Uses – Business, Financial, Medical, and Professional</b>		
ATM's	P	
Offices - Business and Professional	P	
<b>Service Uses - General</b>		
Ambulance Services	P	
Animal Sales and Services		
Animal Boarding/Kennels	MUP	20.48.050

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<b>Land Use</b> See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>IG</b>	<b>Specific Use Regulations</b>
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Animal Grooming	P	20.48.050
Animal Hospitals/Clinics	MUP	20.48.050
Animal Retail Sales	P	20.48.050
Catering Services	P	
<b>Eating and Drinking Establishments</b>		
Take-Out Service - Limited	P	20.48.090
Funeral Homes and Mortuaries	CUP	
<b>Health/Fitness Facilities</b>		
Small - 2,000 sq. ft. or less	P	
Large - Over 2,000 sq. ft.	MUP	
Laboratories	P	
Maintenance and Repair Services	P	
<b>Marine Services</b>		
Boat Storage	MUP	
Boat Yards	MUP	
<b>Personal Services</b>		
Studios	P	
Postal Services	P	
Printing and Duplicating Services	P	
<b>Recycling Facilities</b>		
Collection Facility - Large	CUP	20.48.160
Collection Facility - Small	MUP	20.48.160
<b>Transportation, Communications, and Infrastructure Uses</b>		
Communication Facilities	P	
Heliports and Helistops (1)	CUP	
Parking Facilities	P	
Utilities, Minor	P	
Utilities, Major	CUP	
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70	
<b>Vehicle Rental, Sale, and Service Uses</b>		
Vehicle/Equipment Rentals		

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Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>IG</b>	<b>Specific Use Regulations</b>
Office Only	P	
Limited	P	
Vehicles for hire	CUP	
Vehicle/Equipment Rentals and Sales	MUP	
Vehicle/Equipment Repair		
General	CUP	
Limited	MUP	
Vehicle/Equipment Services		
Automobile Washing/Detailing	MUP	
Service Stations	CUP	20.48.210
Vehicle Storage	MUP	
<b>Other Uses</b>		
Accessory Structures and Uses	P	
Caretaker Residence	P	
Drive-Through Facilities	CUP	20.48.080
Outdoor storage and display	MUP	20.48.140
Special Events	Municipal Code Chapter 11.03	
Temporary Uses	LTP	20.52.040

\* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).

- (1) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.

**20.24.030 – Industrial Zoning Districts General Development Standards**

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-13, in addition to the development standards in Part 3 (Site Planning and Development Standards).

**TABLE 2-13  
DEVELOPMENT STANDARDS FOR INDUSTRIAL ZONING DISTRICT**

<b>Development Feature</b>	<b>IG</b>	<b>Additional Requirements</b>
<b>Lot Dimensions</b>	<i>Minimum dimensions required for each NEWLY CREATED lot.</i>	
<b>Lot Area</b>	10,000 sq. ft.	
<b>Lot Width</b>	0	
<b>Setbacks</b>	<i>The distances below are minimum setbacks required for primary structures. See Section 20.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
<b>Front</b>	15 ft.	
<b>Side (Interior)</b>	0	
Adjoining a nonindustrial zoning district	10 ft.	
<b>Side (Street side)</b>	15 ft.	
<b>Rear</b>	0	
Adjoining a nonindustrial zoning district	10 ft.	
<b>Floor Area Ratio</b>	0.75, or specified on the Official Zoning Map	
<b>Height</b>	<i>Maximum allowable height of structures without discretionary approval. See Section 20.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 20.30.060.B (Increase in Height Limit) for possible increase in height limit.</i>	
	32 ft. with flat roof, less than 3/12 roof pitch 37 ft. with sloped roof, 3/12 roof pitch or greater	
<b>Fencing</b>	<i>See Section 20.30.040 (Fences, Hedges, Walls, and Retaining Walls).</i>	
<b>Landscaping</b>	<i>See Chapter 20.36 (Landscaping Standards).</i>	

**TABLE 2-13  
DEVELOPMENT STANDARDS FOR INDUSTRIAL ZONING DISTRICT**

Development Feature	IG	Additional Requirements
<b>Lighting</b>	<i>See Section 20.30.070 (Outdoor Lighting).</i>	
<b>Outdoor storage/display</b>	<i>See Section 20.48.140 (Outdoor Storage, Display, and Activities).</i>	
<b>Parking</b>	<i>See Chapter 20.40 (Off-Street Parking).</i>	
<b>Signs</b>	<i>See Chapter 20.42 (Sign Standards).</i>	

Notes:

- (1) All development and the subdivision of land shall comply with the requirements of Municipal Code Title 19 (Subdivisions).

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