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Article I

General Classification Rules

17.10.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the use classifications. The purpose of these provisions is to classify uses into a number of specially defined types on the basis of common functional characteristics and similar compatibility with other uses, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions shall apply throughout the zoning regulations. (Prior planning code § 2200)

17.10.020 Definitions.

“Activity” means the performance of a function or operation.

“Facility” means a structure, open area, or other physical contrivance or object. (Prior planning code § 2201)

17.10.030 Listing of activity classifications.

All activities are classified into the following activity types, which are described in Article II of this chapter. (See Section 17.10.050 for classification of combinations of activities resembling different types.) The names of these activity types start with capital letters throughout the zoning regulations.

- A. Residential Activities:
 - Permanent
 - Semi-Transient
 - Residential Care
 - Service-Enriched Permanent Housing
 - Transitional Housing
 - Emergency Shelter
- B. Civic Activities:
 - Essential Service
 - Limited Child-Care
 - Community Assembly
 - Recreational Assembly
 - Community Education
 - Nonassembly Cultural
 - Administrative
 - Health Care
 - Utility and Vehicular
 - Extensive Impact

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- Telecommunications
 - C. Commercial Activities:
 - General Food Sales
 - Full Service Restaurant
 - Limited Service Restaurant and Café
 - Convenience Market
 - Fast-Food Restaurant
 - Alcoholic Beverage Sales
 - Mechanical or Electronic Games
 - Medical Service
 - General Retail Sales
 - Consumer Service
 - Consultative and Financial Service
 - Consumer Cleaning and Repair Service
 - Consumer Dry Cleaning Plant
 - Group Assembly
 - Personal Instruction and Improvement and Small Scale Entertainment
 - Administrative
 - Business and Communications Service
 - Research Service
 - General Wholesale Sales
 - Transient Habitation
 - Wholesale Professional Building Material Sales
 - Automobile and Other Light Vehicle Sales and Rental
 - Automobile and Other Light Vehicle Gas Station and Servicing
 - Automotive and Other Light Vehicle Repair and Cleaning
 - Taxi and Light Fleet-Based Service
 - Automotive Fee Parking
 - Animal Care
 - Animal Boarding
 - Undertaking Service
 - D. Industrial Activities:
 - Custom Manufacturing
 - Light Manufacturing
 - General Manufacturing
 - Heavy/High Impact Manufacturing
 - Research and Development
 - Construction Operations
 - Warehousing, Storage, and Distribution
 - Regional Freight Transportation
 - Trucking and Truck-Related
 - Recycling and Waste-Related
 - Hazardous Materials Production, Storage and Waste Management
 - E. Agricultural and Extractive Activities:
 - Plant Nursery
 - Crop and Animal Raising
 - Mining and Quarrying
- (Ord. 12138 § 4 (part), 1999; Ord. 12072 § 4, 1998; Ord. 11904 § 5.02, 1996; prior planning code § 2210)

17.10.040 Accessory activities.

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In addition to the principal activities expressly included therein, each activity type shall be deemed to include such activities as are customarily associated with, and are appropriate, incidental, and subordinate to, such a principal activity; are located on the same lot as such principal activity except as otherwise provided in subsections A, J, and K of this section; and meet the further conditions set forth hereinafter. Such accessory activities shall be controlled in the same manner as the principal activities within such type except as otherwise expressly provided in the zoning regulations. Such accessory activities include, but are not limited to, the activities indicated below, but exclude the sale of alcoholic beverages to the general public except at a full-service restaurant. (See also Section 17.10.050 for additional activities included within activity types in the case of combinations of different principal activities.)

A. Off-street parking and loading serving a principal activity, whether located on the same lot thereas or on a different lot, but only if the facilities involved are reserved for the residents, employees, patrons, or other persons participating in the principal activity;

B. Home occupations, subject to the applicable provisions of the home occupation regulations in Chapter 17.112;

C. Residential occupancy in connection with a principal nonresidential activity on the same lot, but only:

1. If the residents are required to remain on the premises for protective, conference, or comparable technical purposes, or

2. As joint living and work quarters subject to the applicable provisions of Section 17.102.190;

D. Operation of an employee cafeteria by a firm engaging in a principal nonresidential activity on the same lot;

E. Sale of goods on the same lot as a principal Civic Activity, but only if such goods are available only to persons participating in the principal activity;

F. Production of goods for sale by a firm engaged in a principal Commercial Activity on the same lot, but only if:

1. All goods so produced are sold at retail by the same firm either on the same or other lots, and

2. Such production does not occupy more than seventy-five (75) percent of the total floor area and open sales, display, storage, and service area occupied by such firm on the lot, and

3. Such production does not in any case occupy more than three thousand (3,000) square feet of such floor area and open area;

G. Storage of goods sold by a principal Commercial Activity, or used in or produced by a principal Industrial Activity, engaged in by the same firm on the same lot;

H. Operation of an administrative office of a firm engaged in a principal Manufacturing or Industrial Activity on the same lot, but only if such office does not occupy more than fifty (50) percent of the total floor area and open sales, display, storage, and service area occupied by such firm on the lot;

I. Wholesale sale, or retail sale to the buyer's custom order, of goods produced by a principal Manufacturing or Industrial Activity engaged in by the same firm on the same lot;

J. Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time;

K. Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots;

L. Benches, street furniture, lighting, public art, sheds, and similar infrastructure associated with city and regional parks;

M. Public restrooms serving park and recreational facilities. (Ord. 12078 § 5 (part), 1998; prior planning code § 2211)

N. Car-sharing services and parking spaces are considered accessory to all activities, as long as required parking space for that activity is not taken by car-sharing trucks and automobiles. Car Sharing

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services are considered accessory to all facility types, excepting: one-family dwelling, one family dwelling with secondary unit, two-unit dwellings, and rooming houses.

17.10.050 Classification of combinations of principal activities.

The following rules shall apply where a single lot contains activities which resemble two or more different activity types and which are not classified by Section 17.10.040 as accessory activities:

A. Separate Classification of Each Establishment. The principal activities conducted on a single lot by each individual establishment, management, or institution shall be classified separately.

B. Separate Classification of Different Major Classes of Activities Conducted by Single Establishment. If the principal activities conducted on a single lot by a single establishment, management, or institution resemble two or more different major classes of activities--Residential, Civic, Commercial, Industrial or Agricultural and Extractive Activities--the principal activities resembling each major class shall be classified separately.

C. Classification of Different Activities Within Same Major Class, Conducted by Single Establishment. If principal activities conducted on a single lot by a single establishment, management, or institution resemble two or more different activity types within the same major class of activities, all such principal activities shall be classified in the activity type within said class the description of which type most closely portrays the overall nature of such activities. However, when they have any of the characteristics of Utility and Vehicular, Health Care, or Extensive Impact Civic Activities; Alcoholic Beverage Sales, or General Wholesale Sales, Commercial Activities; General Manufacturing, or Heavy/High Impact Manufacturing, or Warehousing, Storage, and Distribution-Automotive Salvage/Junk Yards Industrial Activities; or Crop and Animal Raising or Mining and Quarrying Agricultural or Extractive Activities, all such principal activities within the same major class of activities as any of such types shall be classified within that one of such types the description of which most closely portrays said principal activities; except that all such Industrial-Activities shall be classified within the Warehousing, Storage, and Distribution-Automotive Salvage/Junk Yards Industrial Activities type if they have any of its characteristics, and all such Industrial Activities shall be classified within the Heavy/High Impact Manufacturing Industrial Activities type if they have any of its characteristics.

D. Classification of Different Activities Within the Same Major Class Conducted on the Site of an Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activity. All principal activities conducted on the site of an Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activity shall be classified as Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activities regardless of separate ownership or management, unless said principal activity is listed as a Conditionally Permitted Activity pursuant to the individual zone regulations and such principal activity requires a Major Conditional Use Permit pursuant to Section 17.134.020. (Prior planning code § 2213).

17.10.060 Listing of facility classifications.

All facilities are classified into the following facility types, which are described in Section Article III of this chapter. (See Section 17.10.080 for classification of combinations of facilities resembling different types.) The names of these facility types start with capital letters throughout the zoning regulations.

- A. Residential Facilities:
 - One-Family Dwelling
 - One-Family Dwelling with Secondary Unit
 - Two-Family Dwelling
 - Multifamily Dwelling
 - Rooming House
 - Mobile Home
- B. Nonresidential Facilities:
 - Enclosed
 - Open

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- C. Signs:
 - Drive-in
 - Residential
 - Special
 - Development
 - Realty
 - Civic
 - Business
 - Advertising
- D. Telecommunications Facilities:
 - Micro
 - Mini
 - Macro
 - Monopole
 - Tower

(Ord. 11904 § 5.03, 1996; prior planning code § 2220)

17.10.070 Accessory facilities.

In addition to the principal facilities expressly included therein, each Residential and Nonresidential Facility type shall be deemed to include such facilities as are customarily associated with, and are appropriate, incidental, and subordinate to, such a principal facility; are located on the same lot as such principal facility except as otherwise provided in subsections A, F, and G of this section; and meet the further conditions set forth hereinafter. Such accessory facilities shall be controlled in the same manner as the principal facilities within such type except as otherwise expressly provided in the zoning regulations. They include but are not limited to the following facilities, but shall not be deemed to include Signs, which are classified and controlled separately:

A. Off-street parking and loading facilities serving a principal Residential or Nonresidential Facility, whether located on the same lot thereas or on another lot, but only if they are reserved for the residents, employees, patrons, or other persons utilizing the principal facility;

B. Open areas devoted to decorative paving or to swimming pools, located on the same lot as a principal facility;

C. Storage and service areas and accessory buildings, other than those listed elsewhere in this section, if serving a principal facility on the same lot; provided, however, that no such facilities which are unenclosed shall qualify as accessory to any principal Enclosed Nonresidential Facility except for open areas, not exceeding two hundred (200) square feet each, for the temporary storage of trash;

D. A single trailer incidental to and on the same lot as principal Residential Facilities, but only if said trailer is not intended for habitation while it is on the lot;

E. Living quarters in connection with a principal Nonresidential Facility on the same lot, but only:

1. If the residents are required to remain on the premises for protective, conference, or comparable technical purposes, or

2. As joint living and work quarters subject to the applicable provisions of Section 17.102.190;

F. Temporary construction yards and similar facilities which are necessary and incidental to development of facilities on the same lot, or on another of several lots being developed at the same time;

G. A temporary real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots. (Prior planning code § 2221)

17.10.080 Classification of combinations of principal facilities.

If the facilities on a single lot resemble two or more different facility types, each facility which is not classified by Section 17.10.070 as an accessory facility shall be classified separately. (Prior planning code § 2223)

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Any activity or facility which is not expressly classified within an activity type or facility type shall be included in that type the description of which most closely portrays it, subject to the applicable provisions of Sections 17.10.050 and 17.10.080 with respect to combinations of uses. In case of uncertainty as to the classification of any use, the Director of City Planning shall classify said use, subject to the right of appeal from such determination pursuant to the administrative appeal procedure in Chapter 17.132. (Prior planning code § 2230)

Article II**Activity Types****Part 1****Residential Activity Types****17.10.100 General description of Residential Activities.**

Residential Activities include the occupancy of living accommodations on a wholly or primarily nontransient basis; except for transient occupancy of Emergency Shelters; but exclude institutional living arrangements other than those that are defined as Residential Care, Service-Enriched Permanent Housing, Transitional Housing and Emergency Shelter Residential Activities. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12138 § 4 (part), 1999: prior planning code § 2250)

17.10.110 Permanent Residential Activities.

Permanent Residential Activities include the occupancy of living accommodations on a weekly or longer basis, with none of the living units under the same ownership or management on the same lot being occupied on a shorter basis; but exclude institutional living arrangements other than state-licensed residential care facilities for six or fewer residents including family foster care homes. However, such residential care facilities shall be subject to the three hundred (300) foot separation requirement in Section 17.102.212B. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12138 § 4 (part), 1999: prior planning code § 2260)

17.10.112 Residential Care Residential Activities.

Residential Care Residential Activities include all residential care facilities that require a state license or are state licensed for seven or more residents which provide twenty-four (24) hour primarily nonmedical care and supervision. Occupancy of living accommodations by six or fewer disabled persons, elderly persons, or persons in need of support services for chemical dependency recovery; or a family foster care home; or occupancy of any facilities supervised by or under contract with the State Department of Corrections, are excluded. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. State licensed residential care facilities for six or fewer residents shall be treated as Permanent Residential Activities except with regard to the three hundred (300) foot separation requirement in Section 17.102.212(B). (Ord. 12138 § 4 (part), 1999)

17.10.114 Service-Enriched Permanent Housing Residential Activities.

Service-Enriched Permanent Housing Residential Activities include permanent housing in which residents are tenants who live independently and have access to various voluntary support services, such as, health, mental health, education and employment/training services. These services may be provided on-site and/or off-site. If support services are also offered on-site and off-site residents, the support services component will be classified and regulated as Community Education and/or Health Care Civic Activities. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12138 § 4 (part), 1999)

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17.10.116 Transitional Housing Residential Activities.

Transitional Housing Residential Activities include all types of “transitional housing programs” as defined by the state of California, which are designed to assist persons in obtaining skills necessary for independent living in permanent housing and which have all of the following components:

A. Support services programs that include regular individualized case management services and may include alcohol and drug abuse counseling, self-improvement education, employment and training assistance services, and independent living skills development.

B. Use of a living unit by a resident in a structured living environment, which use is conditioned upon compliance with the transitional housing program rules and regulations.

C. A rule or regulation which specifies an occupancy period of not less than thirty (30) days, but not more than twenty-four (24) months.

If support services are also offered on-site to off-site residents, the support services component will be classified and regulated as Community Education and/or Health Care Civic Activities. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12138 § 4 (part), 1999)

17.10.118 Emergency Shelter Residential Activities.

Emergency Shelter Residential Activities include the provision of short term housing, partly on a less-than-weekly basis and partly for a longer period, with or without a fee, to individuals who are homeless and who may require special services. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12138 § 4 (part), 1999)

17.10.120 Semi-Transient Residential Activities.

Semi-Transient Residential Activities include the occupancy of living accommodations partly on a weekly or longer basis and partly for a shorter time period, but with less than 30 percent of the living units under the same ownership or management on the same lot being occupied on a less-than-weekly basis; but exclude institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylums, and prisons. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2261)

17.10.125 Bed and Breakfast Residential Activities.

The provision of lodging services to transient guests on a less-than-weekly basis, other than in the case of activities classified by another Residential Activity (Sections 17.10.100 through 17.10.120) that have each of the following characteristics:

- The activity occupies a One-Family Dwelling Residential Facility, One-Family Dwelling with Secondary Unit Residential Facility, or a Two-Family Dwelling Residential Facility;
- The activity allows no more than 12 adult paying guests at any time and contains no more than six guest units;
- The activity is located in a facility that is owner occupied;
- The activity is located in a facility on a property with an existing or contingency historic rating of “A”, “B”, “C”, or “D” or is a Landmark according to the City of Oakland Office of Historic Preservation
- The facility includes incidental eating and drinking services for lodgers only that are provided from a single kitchen per bed and breakfast establishment.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

Part 2

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Civic Activity Types

17.10.130 General Description of Civic Activities.

Civic Activities include the performance of utility, educational, recreational, cultural, medical, protective, governmental, and other activities which are strongly vested with public or social importance. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2300)

17.10.140 Essential Service Civic Activities.

Essential Service Civic Activities include the maintenance and operation of the following installations:

- A. Electric, gas, and telephone distribution lines and poles, and water, storm drainage, and sewer lines, with incidental appurtenances thereto, but excluding electric transmission lines;
- B. Community and botanical gardens;
- C. Private streets;
- D. Public polling places;
- E. Freeways, rapid transit routes, streets, alleys, and paths, but excluding activities on, under, or over such ways which activities are not customarily appurtenant thereto;
- F. Seasonal retail sales conducted for a limited duration under valid license or lease on property owned by the city;
- F. Police and Fire stations;
- G. Post offices, but excluding major mail processing centers;
- H. Telecommunications activities including the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received. (Ord. 11904 § 5.05, 1996; prior planning code § 2323)
- I. All activities not classified elsewhere in the use regulations that are conducted on city and regional parklands and which are specifically referenced in master plans which are adopted by the Oakland City Council. (Ord. 12078 § 5 (part), 1998; prior planning code § 2310)

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.150 Limited Child-Care Activities.

Limited Child-Care Civic Activities include the provision of day-care service for fourteen (14) or fewer children, provided, however, that care for six or more children be provided only in facilities licensed by a state or county agency. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2311)

17.10.160 Community Assembly Civic Activities.

Community Assembly Civic Activities include the provision of civic activities to assembled groups of spectators or participants at the following institutions or installations. Examples of activities in this classification include but are not limited to the following:

- churches, temples, synagogues, and other similar places of worship;
- public and private nonprofit clubs, lodges, meeting halls, and recreation centers;
- performing arts centers
- public and nonprofit gymnasiums and indoor swimming pools

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This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.170 Recreational Assembly Civic Activities.

Recreational Assembly Civic Activities include the provision of recreational activities, typically performed by participants within public facilities. Examples of activities in this classification include but are not limited to the following:

- food service and other concessions located within public parks
- public and parochial playgrounds and playing fields
- temporary nonprofit festivals
- basketball courts, tennis courts, handball courts, lawn bowling, and similar outdoor park and recreational facilities
- community outdoor swimming and wading pools, and other water play features
- picnic areas

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.180 Community Education Civic Activities.

Community Education Civic Activities include the activities typically performed by the following institutions:

- A. Public and private day-care centers for fifteen (15) or more children;
- B. Public and private nursery schools and kindergartens;
- C. Public and private elementary, junior high, and high schools;
- D. Support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Service-Enriched Permanent Housing and Transitional Housing Residential Activities. (Ord. 12138 § 4 (part), 1999; prior planning code § 2316)

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.190 Nonassembly Cultural Civic Activities.

Activities that are primarily engaged in the display or preservation of objects of interest in the arts or sciences, for public, or private non-profit purposes. Examples of activities in this classification include but are not limited to the following:

- publicly owned and nonprofit art galleries
- plant conservatories
- libraries
- museums
- observatories

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This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.200 Administrative Civic Activities.

Administrative Civic Activities include the activities typically performed by government and public utility administrative offices. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2318)

17.10.220 Health Care Civic Activities.

Health Care Civic Activities include all activities which primarily provide medical care and supervision other than those defined elsewhere in the Zoning Regulations. Examples of activities in this classification include but are not limited to the following:

- A. Health clinics;
- B. Hospitals;
- C. Skilled nursing, extended care, residential care (including facilities licensed for six or fewer residents), and assisted living facilities, all of which provide medical care on site;
- D. Nonresidential centers providing psychological or family counseling and mental hygiene services to individuals or groups;
- E. Support services which include regular individualized case management for both on-site and off-site residents in conjunction with Service-Enriched Permanent Housing and Transitional Housing Residential Activities;
- F. Facilities which provide inpatient and/or outpatient medical and/or psychological treatment for mental illness, substance and alcohol abuse and addiction;
- G. State licensed “Adult Day Care Facilities” and “Adult Day Support Centers”. (Ord. 12138 § 4 (part), 1999: prior planning code § 2320)

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12138 § 4 (part), 1999: prior planning code § 2320)

17.10.225 Special Health Care Civic Activities.

Special Health Care Civic Activities include all activities defined by Health Care Civic Activities in Section 17.10.220F (Health Care Civic Activities: Facilities which provide inpatient and/or outpatient medical and/or psychological treatment for mental illness, substance and alcohol abuse and addiction) when such services are provided primarily to persons who currently use hypodermic needles to illegally inject controlled substances and where such services may include needle exchange, drug treatment, drug counseling or such other health services frequently required by persons currently using hypodermic needles to illegally inject controlled substances. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12450, § 3, 2002).

17.10.230 Utility and Vehicular Civic Activities.

Utility and Vehicular Civic Activities include the maintenance and operation of the following installations:

- A. Communications equipment installations and exchanges, but excluding Telecommunications Activities specified in Section 17.10.140 Essential Civic Service Activities;
- B. Electrical substations;
- C. Gas substations;
- D. Neighborhood newscarryer distribution centers;

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- E. Publicly operated off-street parking lots and garages available to the general public either without charge or on a fee basis. (Prior planning code § 2321)

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.240 Extensive Impact Civic Activities.

Extensive Impact Civic Activities include the activities typically performed by, or the maintenance and operation of, the following institutions and installations:

- A. Airports, heliports, and helistops;
- B. Cemeteries, mausoleums, and columbariums;
- C. Colleges, junior colleges, and universities, but excluding business schools operated as profit making enterprises;
- D. Detention and correction institutions;
- E. Docks and wharves operated by a public agency;
- F. Electric transmission lines;
- G. Garbage dumps;
- H. Golf courses and driving ranges;
- I. Major mail-processing centers;
- J. Military installations;
- K. Public and public utility corporation or truck yards;
- L. Radio and television transmission stations;
- M. Railroad and bus terminals;
- N. Railroad rights-of-way and yards and bus storage areas;
- O. Reservoirs and water tanks;
- P. Sewage disposal tanks;
- Q. Stadiums, sports arenas, auditoriums, and bandstands;
- R. Truck terminals operated by a public agency;
- S. Zoological gardens and wildlife preserves;
- T. Campgrounds;
- U. Stormwater detention ponds and facilities;
- V. Facilities supervised by or under contract with the State Department of Corrections, including alternative sentencing and community work release programs. (Ord. 12138 § 4 (part), 1999; Ord. 12078 § 5 (part), 1998; prior planning code § 2322)

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

Part 3 Commercial Activity Types

17.10.260 General description of Commercial Activities.

Commercial Activities include the distribution and sale or rental of goods; the provision of services other than those classified as Civic Activities; and the administrative and research operations of private, profit-oriented firms, other than public utility firms. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2350)

17.10.270 General Food Sales Commercial Activities.

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General Food Sales Commercial Activities includes the retail sales of food or beverages for off-site preparation and consumption. This classification includes, but is not limited to, the following:

A. Supermarkets or grocery stores that offer a variety of food items for home consumption such as a combination of fresh fruits, vegetables, breads, meat, dairy products, cereals, pastas, and prepackaged foods. Generally, grocery stores are a minimum 5,000 square feet and have a minimum 20 percent of net retail floor area devoted to the display of fresh fruits and vegetables/and or fresh meats, whichever is greater.

B. Stores specializing in particular or distinctive food items, including, but not limited to retailers whose primary business maintains an inventory of specialty, gourmet, health, or ethnic food items. Examples of activities in this classification include but are not limited to the following:

- gourmet food stores
- bakeries
- butchers
- specialty food stores
- fish and poultry shops
- produce markets
- delicatessens (may include sandwich shops in conjunction with the sale of other delicatessen products)
- health food stores

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.272 Full Service Restaurant Commercial Activities.

Restaurants providing food or beverage services to patrons who order and are served while seated (table service), and pay after eating. Only a minor proportion, if any, of the food is sold for consumption off-premises. These restaurants have kitchens that contain equipment suitable for cooking an assortment of foods. Also, see 17.102.180 and 17.156.070 for definitions of a full-service restaurant in relation to Alcoholic Beverage Sales. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.274 Limited Service Restaurant and Cafe.

Restaurants that generally provide food or beverage services to patrons that order and pay before eating. Food and beverages may be served in disposable containers and may be consumed on the premises or taken out. Seating for on-premises consumption is usually available and table service may not be provided. Examples of these activities include, but are not limited to, cafés and restaurants that do not fall under 17.10.270 Full Service Restaurant or 17.10.290 Fast-food Restaurant Commercial Activities. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.280 Convenience Market Commercial Activities.

Convenience Market Commercial Activities include the retail sale of food, beverages, and small personal convenience items, primarily for off-premises consumption and typically found in establishments with long or late hours of operation and a relatively small building; but exclude delicatessens and other specialty food shops, establishments that have a sizeable amount of highly perishable items such as fresh fruits and vegetables, fresh-cut meat. In general, “late hours of operation” means businesses that stay open until or after 10:00 PM or at or before 7:00 AM; “relatively small building” means a building that is less than 5,000 square feet; and “a sizeable amount of highly perishable

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items” means at least 20 percent of net retail floor area devoted to fresh fruits and vegetables and/or fresh meats, whichever is greater, devoted to these products. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2361)

17.10.290 Fast-Food Restaurant Commercial Activities.

- A. Fast-Food Restaurant Commercial Activities include the retail sale of ready-to-eat prepared foods and beverages, for on- or off-premises consumption, whenever the foods and beverages are available upon a short waiting time and are primarily served in or on disposable wrappers, containers, or plates. Fast-Food Restaurants may also exhibit other design and operating characteristics, including: (A) a limited menu; (B) food is typically ordered and served at a service counter; (C) food is paid for prior to consumption; (D) the facility in which the activity/use is occurring provides a take-out counter space and space for customer queuing. They also include certain activities accessory to the above, as specified in Section 17.10.040
- B. The sale of ready-to-consume prepared foods from trucks, pushcarts or other movable equipment located on private property on a semi-permanent basis during hours of operation. Vehicular food vending generally has the following characteristics:
- Food is ordered and served from a take-out counter that is integral to the catering truck;
 - Food is paid for prior to consumption;
 - Catering trucks, pushcarts or other movable equipment from which the food is sold typically have a take-out counter and space for customer queuing;
 - Food and beverages are served in disposable wrappers, plates or containers; and
 - Food and beverages are prepared and sold for off-site consumption.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.300 Alcoholic Beverage Sales Commercial Activities.

Alcoholic Beverage Sales Commercial Activities include the retail sale, for on- or off-premises consumption, of liquor, beer, wine, or other alcoholic beverages, but exclude full-service restaurants. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2363)

17.10.320 Mechanical or Electronic Games Commercial Activities.

Mechanical or Electronic Games Commercial Activities include the provision of pinball machines, video game devices, or other mechanical or electronic games, as defined in the Oakland Municipal Code, where the games can be played or operated by the public or by customers; but exclude the provision of such games in a pool- or billiard room or bowling alley for which a permit is required pursuant to Chapter 5.02 of the municipal code and from which persons under eighteen (18) years of age are barred at all times by the owner or operator, or in premises which are licensed by the State Department of Alcoholic Beverage Control for on-sale consumption of alcoholic beverages and which do not lawfully allow minors. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2365)

17.10.330 Medical Service Commercial Activities.

Medical Service Commercial Activities include the provision of therapeutic, preventive, or corrective personal treatment services by physicians, dentists, and other practitioners, as well as the provision of medical testing and analysis services. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2366)

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17.10.340 General Retail Sales Commercial Activities.

General Retail Sales Commercial Activities include the sales of items generally for personal or household use, but excludes activities more specifically described in other classifications. This activity does not include establishment where more than five percent of net retail floor area is devoted to food products. Examples of activities in this classification include but are not limited to the following:

- book and magazine, music, and video stores
- pharmacy that sells prescription and non-prescription drugs along with miscellaneous retail items
- florists
- news stand
- new and used clothing and shoes stores
- department stores
- electronics and appliance stores
- furniture and home furnishing stores
- gift shops
- hardware and paint stores
- hobby supply stores
- auto parts stores, excluding service or installation
- jewelry stores
- luggage and leather goods stores
- office supply and stationary stores
- sporting goods stores

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.345 Large-Scale Combined Retail and Grocery Sales Commercial Activities.

Large-Scale Combined Retail and Grocery Sales Commercial Activities include the retail sale from the premises of goods and merchandise, primarily for personal or household use, from stores whose total sales floor area exceeds 100,000 square feet, and which devote more than 10% of sales floor area to the sale of non-taxable merchandise, but exclude wholesale clubs or other establishments selling primarily bulk merchandise and charging membership dues or otherwise restricting merchandise sales to customers paying a periodic access fee. This classification excludes the sale or rental of motor vehicles, except for parts and accessories, and the sale of materials used in construction of buildings or other structures, except for paint, fixtures, and hardware. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12547 § 3 (part), 2003)

17.10.350 Consumer Service Commercial Activities.

Consumer Service Commercial Activities include the provision of services of a personal nature, but exclude activities more specifically classified elsewhere. Examples of activities in this classification include but are not limited to the following:

- barber shops
- beauty salons
- nail salons
- full service laundry service and dry cleaners (not including dry cleaning plants)
- shoe shine stands
- tailors
- tanning salonstattoo parlors

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- a pharmacy that exclusively sells prescription drugs, non-prescription drugs, and other medical related products

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.360 Consultative and Financial Service Commercial Activities.

Consultative and Financial Service Commercial Activities include the provision of financial, mortgage, insurance, retail bank branch, consumer oriented tax services, and real estate brokerage services, , other than the services classified as Civic Activities or described in Sections 17.10.330 Medical Service, 17.10.400 Business, Communication, and Media Service, and 17.10.420 Research Service Commercial Activities. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2369)

17.10.365 Check Cashier and Check Cashing Activity.

Check cashier and check cashing activity includes:

A. A person or entity that, for compensation, engages in whole or in part in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. A “check cashier” also includes the business of deferred deposits whereby the check cashier refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code section 1789.33, as amended.

B. “Check cashier” or “check cashing activity” does not include a state or federally chartered bank, savings association, credit union, or industrial loan company. “Check cashier” or “check cashing activity” also does not include a retail seller engaged primarily in the business of selling consumer goods, such as consumables to retail buyers, that cashes checks or issues money orders for a minimum flat fee, not exceeding two dollars, as a service to its customers that is incidental to its main purpose or business. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12626 § 3, 2004)

17.10.370 Consumer Cleaning and Repair Service Commercial Activities.

Consumer Cleaning and Repair Service Commercial Activities include the cleaning or repair of household appliances, furniture, and similar items; but exclude establishments that include on-site dry cleaning or repair of motor vehicles and of structures. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2370)

17.10.375 Consumer Dry Cleaning Plant Commercial Activities

Dry Cleaning Plant Commercial Activities includes the on-site dry cleaning of personal apparel and similar items. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.380 Group Assembly Commercial Activities.

Group Assembly Commercial Activities include the provision of instructional, amusement, or similar services of a nonprofessional nature to group assemblages of people. This classification does not include any activity classified in 17.10.180 Community Education Civic Activities. Examples of activities in this classification include but are not limited to the following:

- instructional classes in facilities with 2,000 square feet or more of classroom or instructional space.

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- meeting halls, clubs, lodges, or fraternal organizations
- drive-in theaters
- theaters or venues where more than 300 people are viewing an individual stage, screen, or performance.
- temporary festivals, carnivals, fairs, and circuses
- cabarets, night clubs, dance halls, and pool halls
- banquet halls
- fitness clubs with 2,000 square feet or more of floor area

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.385 Personal Instruction and Improvement and Small Scale Entertainment Commercial Activities.

The provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. This classification also includes theaters where less than 300 people are viewing an individual stage or screen. This classification does not include any activity classified as 17.10.180 Community Education Civic Activities or 17.10.380 Group Assembly Civic Activities. Examples of activities in this classification include but are not limited to the following:

- Yoga, martial arts, driving school, and other instructional classes in facilities with less than 2,000 square feet of classroom or instructional space
- Fitness clubs with less than 2,000 square feet of floor area
- Theaters or venues where less than 300 people are viewing an individual stage, screen, or performance.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.390 Administrative Commercial Activities.

Administrative Commercial Activities include the professional, executive, management, administrative, and clerical activities of private firms, other than public utility firms. This classification includes, but is not limited to, administrative corporate headquarter offices, business offices, and the offices of investment firms. Examples of activities in this classification include but are not limited to the following: cultural and advocacy offices, law firms, accounting, advertising; architectural and engineering consulting firms; management consulting firms; computer consulting; software design; data management and billing services offices, administrative offices of non-profit organizations. Activities that are more specifically described in other classifications are excluded from this activity. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.400 Business, Communication, and Media Service Commercial Activities.

Business, Communication, and Media Service Commercial Activities include the provision of services of a clerical, goods brokerage, communication, or minor processing nature such as digital and print production, photocopying, audio and video editing, and mailing services. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

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17.10.410 Broadcasting and Recording Service Commercial Activities.

Broadcasting and Recording Service Commercial Activities include the activities performed in broadcasting studios for over-the-air, cable or satellite delivery of radio, television programs, or internet and studios for the audio or video recording or filming of 1) musical performances, 2) radio or television programs or 3) motion pictures. This category does not include transmission towers. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.420 Research Service Commercial Activities.

Research Service Commercial Activities include research of an industrial or scientific nature, other than medical testing and analysis and routine product testing, which is offered as a service or which is conducted by and for a private profit-oriented firm, other than a public utility firm. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2375)

17.10.430 General Wholesale Sales Commercial Activities.

General Wholesale Sales Commercial Activities include the storage and sale, from the premises, of bulk goods, as well as the storage of such goods on the premises and their transfer therefrom to other firms or individuals; but exclude sale or storage of motor vehicles, except for parts and accessories, and sale or storage of materials used in construction of buildings or other structures. This classification does not include hardware or paint stores. This classification also excludes activities under 17.10.345 Large-Scale Combined Retail and Grocery Sales Commercial Activity. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.440 Transient Habitation Commercial Activities.

Transient Habitation Commercial Activities include the provision of lodging services to transient guests on a less-than-weekly basis, other than in the case of activities classified by Section 17.10.120 Semi-Transient Residential Activities or 17.10.125 Bed and Breakfast Commercial Activities. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2379)

17.10.450 Building Material Sales Commercial Activities.

Building Materials Sale and Service includes the sale of bulk building and landscaping supplies. This classification includes, but is not limited to, sales of heating, air conditioning, electrical and plumbing equipment, soil, soil amendments, lumber, gravel, or other similar building materials. Landscaping and building materials are commonly stored outside. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.460 Automobile and Other Light Vehicle Sales and Rental Commercial Activities.

Automobile and Light Truck Sales, Rental, and Delivery Commercial Activities include the sale, rental, leasing and incidental cleaning, servicing, and repair of small passenger vehicles and light trucks that have a gross vehicle weight less than 14,000 pounds such as cars, sports utility vehicles, motorcycles, pickup trucks, vans, light trucks, boats and RVs. This classification also includes the retail or wholesale sale or rental, from the premises, of any type of goods where orders are placed predominantly by telephone or mail order with delivery being provided by motor vehicle. Delivery activities that include use of more than two on-site tow trucks are excluded from this classification and included in the *Warehousing, Distribution and Storage* or *Outdoor Storage* classification. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

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Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activities include the sale, from the premises, of goods and the provision of services which are generally required in the operation and maintenance of automotive vehicles that have a gross vehicle weight less than 14,000 pounds and the fulfilling of motorist needs, including sale of petroleum products together with sale and servicing of tires, batteries, automotive accessories, and replacement items, lubricating services, and performance of minor repairs. This classification does not include vehicle dismantling or salvage and tire re-treading or recapping. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.480 Automobile and Other Light Vehicle Repair and Cleaning Commercial Activities.

Automobile and Other Light Vehicle Repair and Cleaning Commercial Activities include the major repair or painting of motor vehicles that have a gross vehicle weight less than 14,000 pounds, including body work and installation of major accessories, as well as the washing and polishing of motor vehicles. This classification does not include vehicle dismantling or salvage and tire re-treading or recapping. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.485 Taxi and Light Fleet-Based Service Commercial Activities.

Passenger transportation services, local delivery services, and other businesses that rely on fleets of three or more vehicles with a rated capacity of less than 12,500 pounds. This classification includes parking, dispatching, and offices for taxicab and limousine operations, airport shuttles, medical transport, local messenger and document delivery services, janitorial services, and similar businesses. This classification does not include towing operations except for tow truck services where vehicles are taken to off-site locations. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.490 Automotive Fee Parking Commercial Activities.

Automotive Fee Parking Commercial Activities include the parking and storage of motor vehicles on a fee basis, other than the operation of parking facilities by a Civic Activity. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2384)

17.10.500 Transport and Warehousing Commercial Activities (does not apply to the CIX-1, CIX-2, IG, or IO zones).

Transport and Warehousing Commercial Activities include the provision of warehousing and storage, freight handling, shipping, and trucking services. This classification does not apply to the CIX-1, CIX-2, IG, or IO zones. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2387)

17.10.505 Animal Boarding Commercial Activities.

Animal Boarding Commercial Activities include any structure, land, or combination thereof used, designed, or arranged for the boarding, breeding or care of dogs, cats, pets, or other domestic animals for profit, but exclusive of animals used for agricultural purposes. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

*Effective August 21, 2009***17.10.510 Animal Care Commercial Activities.**

Animal Care Commercial Activities include the provision of animal care and treatment wherein the overnight care of said animals is prohibited except when necessary in the medical treatment of the animal. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2388)

17.10.520 Undertaking Service Commercial Activities.

Undertaking Service Commercial Activities include the provision of undertaking and funeral services involving the care and preparation of the human dead prior to burial. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2389)

Part 4**Manufacturing Activity Types****17.10.540 General description of Industrial Activities.**

Industrial Activities include the on-site production of goods by methods other than agricultural and extractive in nature the provisions of warehousing and storage, freight handling, shipping, and trucking services; and the storage, transportation, and processing of recyclable or waste materials, and hazardous materials. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.550 Custom Manufacturing Industrial Activities.

Custom Manufacturing Industrial Activities include the small-scale production of artisan and/or custom products. This activity typically includes the production of finished parts or products by hand, involving the use of hand tools and small-scale equipment within enclosed buildings. Custom Manufacturing Industrial Activities do not produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. This classification includes but is not limited to the production of:

- Beverages (including alcoholic) and food (excluding the production of highly pungent, odor-causing items, such as vinegar and yeast) with less than ten thousand (10,000) square feet of floor area;
- Cameras and photographic equipment;
- Custom sign-making;
- Custom clothing;
- Custom furniture building and refinishing;
- Professional, scientific, measuring, and controlling instruments;
- Musical instruments;
- Medical, dental, optical and orthopedic instruments and appliances, and similar items;
- Handicraft, art objects, and jewelry

17.10.560 Light Manufacturing Industrial Activities.

Light Manufacturing Industrial Activities include the manufacturing, compounding, processing, assembling, packaging, or treatment of components or products, primarily from previously prepared materials, and typically within enclosed buildings. Light Manufacturing Industrial Activities do not produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties. This classification also includes certain activities accessory to the above, as

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specified in Section 17.10.040. This classification includes but is not limited to the production or assembly of:

- Production apparel manufacturing;
- Computer and electronic products;
- Pharmaceutical production;
- Beverages (including alcoholic) and food (excluding the production of highly pungent, odor-causing items, such as vinegar and yeast) with ten thousand (10,000) square feet or more of floor area;
- Electrical equipment, appliances, and components;
- Furniture and related products;
- Pharmaceutical production;
- Sporting and athletic goods

17.10.570 General Manufacturing Industrial Activities.

General Manufacturing Industrial Activities include the manufacturing, compounding, processing, assembling, packaging or treatment of products from extracted, raw, recycled or secondary materials; they may have some or all activities conducted outdoors. This classification excludes all activities under Intermediate Recycling Processing Facilities. The Zoning Administrator or his/her designee may place an activity that otherwise fits this description, but does not produce noise, vibration, air pollution, fire hazard, or noxious emission that will violate standard in Chapter 17.120, or an other federal, State or local standards into the Light Manufacturing Industrial Activities classification. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. Examples of activities in this classification include but are not limited to the following:

- Chemical manufacturing (except for the chemical products listed under Heavy/High/Impact Manufacturing);
- Glass manufacturing;
- Metal foundries;
- Wood product manufacturing;
- Heavy equipment and manufacturing;
- Paper finishing;
- Pipe production facilities;
- Textile mills;
- Tire retreading and recapping;
- Wood product manufacturing

17.10.580 Heavy/High Impact Manufacturing Industrial Activities.

Heavy/High Impact Manufacturing Industrial Activities include high impact or hazardous manufacturing processes. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. Examples of activities in this classification include but are not limited to the following:

- Any manufacturing use with large-scale facilities for outdoor oil and gas storage;
- Any biotechnology research, development or production activities involving materials defined by the National Institute of Health as Risk Group 4 or Restricted Agents (commonly known as “bio-safety level 4”);
- Battery manufacturing and storage;
- Lime and gypsum products manufacturing;
- Non-ferrous metals production, processing, smelting and refining;
- Painting, coating and adhesive manufacturing;
- Synthetic dye and pigment manufacturing;
- Urethane and other open-cell foam product manufacturing;
- Petroleum and coal products manufacturing and refining;
- Primary metal smelting;
- Vinegar, yeast and other pungent, odor-causing items production;

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Leather tanning;
Cement and asphalt manufacturing;
Explosives manufacturing;
Fertilizer and other agricultural chemical manufacturing

17.10.581 Research and Development Industrial Activities.

Research and development activities include scientific research for the design, development, engineering, and testing of high technology electronic, industrial or scientific products in advance of full-scale manufacturing of final products. The only manufacturing uses in this classification consist of the creation of prototype products, plans, or designs for the primary purpose of research, development, or evaluation, rather than sale. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

This classification excludes manufacturing uses, wholesale and storage uses, repair and retail sales, except as an accessory use as specified in Section 17.10.040; this classification also excludes the on-site production of products for sale, and biotechnology laboratories approved for National Institute of Health experiments using Risk Group 4 or Restricted Agents (commonly known as “bio-safety level 4”) (Section 17.10.580 Heavy/High Impact Manufacturing Activities).

This classification includes but is not limited to biotechnology firms, “clean-tech”/energy, environmental, electronic research firms, or pharmaceutical research laboratories.

17.10.582 Construction Operations Industrial Activities.

Construction Operations Activities include enclosed and unenclosed facilities and accessory yards for construction and incidental storage activities and/or fabrication activities performed by construction contractors on lots other than construction sites. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. This classification includes but is not limited to the storage and custom cutting of stone for interior applications, roofing and plumbing component storage and equipment storage for environmental contractors.

17.10.583 Warehousing, Storage, and Distribution Industrial Activities.

This classification includes five (5) sub-classifications as described below. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040:

A. General Warehousing, Storage and Distribution. The warehousing and storage, primarily within enclosed buildings, of commercial goods (other than primary storage of hazardous materials), and the associated distribution activities that occur on-site prior to delivery of goods to wholesale and retail outlets or direct shipment to customers. These activities may also include ancillary truck parking and dispatching; and accessory outdoor storage areas where outdoor storage, not including parking and loading areas, does not occupy more than 30% of the total site area. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

B. General Outdoor Storage. Outdoor Storage Activities includes principal outdoor storage of items for more than 24 hours where such storage activities occupy more than 30% of the site area. The principal storage of goods and materials, equipment or vehicles; as well as the storage of operating equipment for warehouses, such as forklifts, pallets, and racks. This classification excludes outdoor storage uses that are more specifically described in this chapter, including, but not limited to container storage, salvage and junk yards and oil and gas storage. This classification includes but is not limited to construction trailers, outdoor sheds or accessory portable structures, secondary sites for storage of building materials that are not for resale on-site.

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C. Self- or Mini Storage. Self- or mini storage consist of storage in small individual spaces, on average of 400 square feet or less that are exclusively and directly accessible to a specific tenant, offered on a monthly or other limited basis, and available to the general public.

D. Container Storage. Container Storage includes the storage, repair, and “pre-tripping” of shipping containers, including refrigerated shipping containers, on open lots. Includes minor repair and cleaning of containers, and may include the rehabilitation of containers for other uses.

E. Automotive Salvage/Junk Yards. Storage and dismantling of vehicles and equipment for sale of parts.

17.10.584 Regional Freight Transportation Industrial Activities.

Regional Freight Transportation Activities include the provision of freight handling and shipping services by water and rail. They include the inter- and intra-regional transportation of goods. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

A. Seaport. The accommodation of freight service and operations by ship. This classification includes piers, wharves & docks, marine terminals, container and break-bulk storage areas (where container storage is an accessory, rather than principal activity), related inter-modal facilities, and support services such as port and harbor operations and navigational services.

B. Rail yard. Accommodation of freight service and operations by rail.

17.10.585 Trucking and Truck-Related Industrial Activities.

Trucking and Truck-Related Activities include the provision of freight handling and shipping services by trucks as well as parking, maintenance, and services for trucks and other heavy vehicles and equipment. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

A. Freight/Truck Terminal. The accommodation of local or worldwide freight by truck. This classification includes facilities used primarily for transfer, breaking-down, and/or consolidation of freight, as well as parking and dispatch of trucks.

B. Truck Yard. Parking, dispatch, refueling, and incidental repair of trucks, buses, or other fleets of heavy vehicles, where there is no on-site freight storage or transfer. This classification includes corporation yards operated by public and private towing operations. This classification does not include local courier and delivery services; towing operations as an accessory activity to Automotive and Other Light Vehicle Repair and Cleaning (Section 17.10.480)

C. Truck Weigh Stations. The weighing of commercial trucks in truck weighing facilities.

D. Truck and Other Heavy Vehicle Sales, Rental, and Leasing. Sales, rental, and leasing of medium and heavy trucks, truck tractors, construction or agricultural equipment, buses, commercial boats, heavy equipment, and other commercial vehicles that have gross vehicle weight ratings greater than 14,000 pounds, including the sale, installation, accessory repair and servicing of related equipment and parts. This classification does not include vehicle dismantling or salvage and tire re-treading or recapping (See Salvage/Junk Yards, Section 17.10.620).

E. Truck and Other Heavy Vehicle Service, Repair, and Refueling. Repair, fueling, and other servicing of medium and heavy trucks, truck tractors, construction or agricultural equipment, buses, boats, heavy equipment, and similar vehicles that generally have gross vehicle weights greater than 14,000 pounds, including the sale, installation, and servicing of related equipment and parts. This

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classification includes fueling stations, repair shops, body and fender shops, wheel and brake shops, engine repair and rebuilding, welding, major painting service, tire sales and installation, and upholstery shops for trucks and other heavy vehicles. This classification does not include vehicle dismantling or salvage (See Salvage/Junk Yards, Section 17.10.610E).

17.10.586 Recycling and Waste-Related Industrial Activities

Recycling and Waste-Related Activities include recycling collection, intermediate processing, and other activities related to the storage and processing of used and waste materials. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

A. Satellite Recycling Collection Centers. An activity accepting recyclable non-hazardous materials directly from the public by donation, redemption, or purchase at facilities less than five hundred (500) square feet in area that generally do not use power-driven processing equipment.

Satellite collection centers may include mobile recycling units, bulk reverse vending machines, kiosk type units, and/or unattended containers placed for the donation of recyclable materials. These facilities are generally located in, or associated with supermarkets and shopping centers. Most, though not all, satellite collection centers are set up pursuant to requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986, which requires establishment of such centers in all "Convenience Zones" (CZ) in California, defined as the area within ½ mile of all supermarkets, to collect beverage containers made from materials such as aluminum, glass, plastic, and bimetal for recycling.

B. Primary Recycling Collection Centers. An activity accepting recyclable non-hazardous materials by donation, redemption, or purchase at facilities occupying an area of more than five hundred (500) square feet that are not operated incidental to a host use and that may have a permanent building. Primary collection centers typically use power-driven equipment to sort and condense material for shipment to an end user. Primary collection centers may have a combination of outdoor processing and storage.

17.10.587 Hazardous Materials Production, Storage, and Waste Management Industrial Activities.

A. Small Scale Transfer and Storage Hazardous Waste Management Activities. Small Scale Transfer and Storage Hazardous Waste Management Activities include treatment facilities with waste streams small enough to be exempt from manifest requirements as described in California Health and Safety Code, Division 20, Chapter 6.5, Article 6. Wastes from any given generator must not exceed a total volume of five gallons or a total weight of fifty (50) pounds. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12072 § 5 (part), 1998)

B. Industrial Transfer/Storage Hazardous Waste Management Activities. Industrial Transfer/Storage Hazardous Waste Management Activities include any treatment facility which is not a Small Scale Transfer and Storage Facility or Residual Repository. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12072 § 5 (part), 1998)

C. Residuals Repositories Hazardous Waste Management Activities. Residuals Repositories Hazardous Waste Management Activities include treatment facilities for collection of residual wastes de-fined as residues from other treatment facilities after treatment, and other irreducible stabilized or detoxified hazardous wastes. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Ord. 12072 § 5 (part), 1998)

D. Oil and Gas Storage. Oil and Gas Storage includes tank farms and outdoor facilities for the bulk storage and handling of fuel and lubricating oils, gasoline and natural gas. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

Part 5 Agricultural and Extractive Activity Types

17.10.590 General description of Agricultural and Extractive Activities.

Agricultural and Extractive Activities include the on-site production of plant and animal products by agricultural methods, and of mineral products by extractive methods. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2450)

17.10.600 Plant Nursery Agricultural Activities.

Plant Nursery Agricultural Activities include the cultivation for sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2460)

17.10.610 Crop and Animal Raising Agricultural Activities.

Crop and Animal Raising Agricultural Activities include the raising of tree, vine, field, forage, and other plant crops, intended to provide food or fibers, as well as keeping, grazing, or feeding of animals for animal products, animal increase, or value increase. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2461)

17.10.620 Mining and Quarrying Extractive Activities.

Mining and Quarrying Extractive Activities include the extraction of metallic and nonmetallic minerals, including sand and gravel pit operations. They include surface mining operations as defined by Section 2735 of the Public Resources Code of the state of California. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2462)

Article III Facility Types

Part 1 Residential Facility Types

17.10.630 General description of Residential Facilities.

Residential Facilities include living quarters which accommodate or are intended to accommodate Residential Activities. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2550)

17.10.640 One-Family Dwelling Residential Facilities.

One-Family Dwelling Residential Facilities include permanently fixed buildings, or those portions thereof, which accommodate or are intended to accommodate Residential Activities and each of which contains one dwelling unit. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2560)

17.10.650 One-Family Dwelling with Secondary Unit Residential Facilities.

One-Family Dwelling with Secondary Unit Residential Facilities include permanently fixed buildings, or those portions thereof, which accommodate or are intended to accommodate Residential Activities, which contains one primary dwelling unit and one secondary unit. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Ord. 12199 § 3 (part), 2000: prior planning code § 2560.1)

17.10.670 Two-Family Dwelling Residential Facilities.

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Two-Family Dwelling Residential Facilities include permanently fixed buildings, or those portions thereof, which accommodate or are intended to accommodate Residential Activities and each of which contains two dwelling units; but exclude the facilities described in Section 17.10.650. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2561)

17.10.680 Multifamily Dwelling Residential Facilities.

Multifamily Dwelling Residential Facilities include permanently fixed buildings, or those portions thereof, which accommodate or are intended to accommodate Residential Activities and each of which contains three or more dwelling units. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2562)

17.10.690 Rooming House Residential Facilities.

Rooming House Residential Facilities include permanently fixed buildings, or those portions thereof, which accommodate or are intended to accommodate Residential Activities and each of which contains one or more rooming units. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2566)

17.10.700 Mobile Home Residential Facilities.

Mobile Home Residential Facilities include vehicular facilities which accommodate or are intended to accommodate Residential Activities and each of which contains a living unit. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2567)

Part 2

Nonresidential Facility Types

17.10.710 General description of Nonresidential Facilities.

Nonresidential Facilities include principal facilities, or portions thereof, which accommodate or are intended to accommodate Civic, Commercial, Manufacturing, or Agricultural or Extractive Activities. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2600)

17.10.720 Enclosed Nonresidential Facilities.

Enclosed Nonresidential Facilities include principal buildings, other than those described in Section 17.10.740, which accommodate or are intended to accommodate Civic, Commercial, Manufacturing, or Agricultural or Extractive Activities and which are separated from adjacent areas on all sides by walls pierced only by windows, vents, or customary entrances and exits. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2610)

17.10.730 Open Nonresidential Facilities.

Open Nonresidential Facilities include principal facilities, other than those facilities described in Sections 17.10.740 (Drive-In Nonresidential), 17.10.750 (Sidewalk Café) and 17.10.770 (Drive-Through Nonresidential), which accommodate or are intended to accommodate Civic, Commercial, Industrial, or Agricultural or Extractive Activities and which either are unroofed areas or structures, or are buildings which are not separated from adjacent areas on all sides by walls pierced only by windows, vents, or customary entrances and exits. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2611)

17.10.740 Drive-In Nonresidential Facilities.

Drive-In Nonresidential Facilities include principal buildings, open areas, and other facilities which accommodate or are intended to accommodate Civic, Commercial, Manufacturing, or Agricultural or Extractive Activities and which are so designed or operated as to enable persons to receive a service or

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purchase or consume goods while remaining within a motor vehicle. They also include certain facilities accessory to the above, as specified in Section 17.10.070. (Prior planning code § 2612)

17.10.750 Sidewalk cafe, facility.

A “sidewalk cafe” is either a General Food Sales Commercial, Full Service Restaurant, Limited Service Restaurant and Café, Fast-Food restaurant or Alcoholic Beverage Sales Commercial Activity located on private property with a dining area which encroaches within the sidewalk area of the public right-of-way. Such dining area shall be defined by design elements which separate the establishment from the remainder of the sidewalk. (Prior planning code § 2613)

17.10.760 Shopping Center Facility.

A Shopping Center Facility is a complex of one or more retail buildings and related facilities forming a central retail market within a given area and having a common parking area. (Prior planning code § 2614)

17.10.770 Drive-Through Nonresidential Facilities.

A Drive-Through Nonresidential Facility is a vehicular access system designed to enable persons to receive a service or purchase goods by driving through the property and conducting the transaction while remaining within the vehicle. The system consists of a vehicular stacking/queuing lane(s) and one or more service locations/windows. Drive-Through Facilities are intended to accommodate Civic, Commercial, Manufacturing, Agriculture or Extractive Activities. They also include certain other facilities accessory to the above as specified in Section 17.10.070. (Prior planning code § 2615)

**Part 3
Sign Types**

17.10.780 General description of Signs.

Signs are any facilities, whether located inside or outside a building, which are visible from any lot line, and the primary purpose of which is the conveyance of an idea, advertising, endorsement, identification, or information, by means of visual symbols, lettering, illustration, or any other means of directing attention or communicating; and include display surfaces together with such facilities as are utilized in supporting, maintaining, and illuminating the display surfaces. (Prior planning code § 2650)

17.10.790 Residential Signs.

Residential Signs are Signs which give notice of the name or address of Residential Facilities on the same lot or the name or occupation of a resident thereof, or the condition of use of a parking area or other private facility serving a Residential Activity. (Prior planning code § 2660)

17.10.800 Special Signs.

Special Signs are Signs which serve a temporary or other special function of an emergency, patriotic, religious, or community nature, including official notices and warning Signs posted by a governmental agency; the flag of any nation, state, international organization, or other governmental agency; memorial plaques, historical tablets, and other commemorative symbols; temporary displays of a patriotic or religious nature; temporary nonstructural posters for civic or political campaigns; and nonilluminated, nonverbal religious symbols. (Prior planning code § 2661)

17.10.810 Development Signs.

Development Signs are temporary Signs which announce the anticipated sale, lease, rental, or character of facilities being constructed or altered, or of facilities or lots in a real estate subdivision development, or which identify persons or firms engaged in the promotion, design, construction, or alteration thereof. (Prior planning code § 2662)

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17.10.820 Realty Signs.

Realty Signs are temporary Signs which pertain to the sale, lease, rental, or display of existing lots or buildings or other facilities. (Prior planning code § 2663)

17.10.830 Civic Signs.

Civic Signs are Signs, other than Special Signs, which give notice of the name or services, or other function or operation, of a Civic Activity on the same lot, or the address or conditions of use of a parking area or other facility serving such activity. (Prior planning code § 2664)

17.10.840 Business Signs.

Business Signs are any of the following:

A. A Sign directing attention to, or otherwise pertaining to, a commodity, service, business, or profession which is sold, produced, conducted, or offered as one of the major functions of a Commercial, Manufacturing, or Agricultural or Extractive Activity on the same lot;

B. A Sign, or portion thereof, directing attention to or otherwise pertaining to a commodity or service which is sold, produced, or offered by a Commercial, Manufacturing, or Agricultural or Extractive Activity on the same lot but which does not constitute a major function thereof, whenever:

1. Such Sign is located behind a display window, or
2. Such Sign has a display surface not greater than twelve (12) square feet on any one face,

or

3. Such advertising is incidental to a Sign pertaining to a major function and does not occupy more than one-half of the area of display surface thereof;

C. A Sign giving notice of the address or conditions of use of a parking area or other facility serving a Commercial, Manufacturing, or Agricultural or Extractive Activity. (Prior planning code § 2667)

17.10.850 Advertising Signs.

Advertising Signs are any of the following:

A. A Sign directing attention to, or otherwise pertaining to, a commodity, service, business, or profession which is not sold, produced, conducted, or offered by any activity on the same lot;

B. A Sign directing attention to, or otherwise pertaining to, a commodity or service which is sold, produced, conducted, or offered by a Commercial, Manufacturing, or Agricultural or Extractive Activity on the same lot but which does not constitute a major function thereof, whenever such Sign is not classified as a Business Sign under Section 17.10.840B. (Prior planning code § 2668)

Part 4**Telecommunications Facility Types****17.10.860 General description of Telecommunications Facilities.**

Telecommunications Facilities include attachment of antennas to buildings and similar facilities, the construction of support structures, and the provision of equipment associated with transmitting and receiving of radio frequencies. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2700)

17.10.870 Micro.

A Micro Facility is an attached wireless communication facility consisting of no more than three (3) antennas whose height is no more than four (4) feet and whose width is no more than one foot and the antennas are concealed from view. If the antennas are visible, they may be no more than two feet tall and the width and depth of the antennas may be no more than four inches. The associated equipment cabinets are not to exceed four feet high by three feet wide by two feet deep if they are visible. If the equipment cabinets are concealed in an existing building, there is no limit on size of equipment. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2710)

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17.10.880 Mini.

A Mini Facility is an attached wireless communication facility consisting of no more than twelve (12) antennas projecting no more than fifteen (15) feet above the roof line. The associated equipment cabinets are either concealed in an existing building, or no more than six feet in height and occupy an area of no more than 30 square feet. Construction of a separate structure to enclose the equipment serving the antennas is not allowed under the Mini Facility definition. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2711)

17.10.890 Macro.

A Macro Facility is a wireless communication facility not included in the definition of Micro Facilities, Mini Facilities, Monopoles or Lattice Towers. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2712)

17.10.900 Monopole.

A Monopole Facility is a wireless communication facility that supports wireless communications antennas with a monopolar structure erected on the ground, terminating in one or more connecting appurtenances. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2713)

17.10.910 Tower.

A Tower Facility is a self-supporting structure, erected on the ground, which consists of metal crossed strips or bars to support antennas and related equipment. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2714)