

Part 1. Residential Activity Types

[There are no changes to this section]

Part 2. 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. They also include 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. They also include certain activities accessory thereto, as specified in Section 17.10.040.

- 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 and stations, streets, alleys, and paths, but excluding uses on, under, or over such ways which uses 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;
- G. 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)

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 that care for six or more children is provided only in facilities licensed by a state or county agency, consistent with the State Health and Safety Code. They also include certain activities accessory thereto, as specified in Section 17.10.040. (Prior planning code § 2311)

17.10.170 Community Assembly Civic Activities.

Community Assembly Civic Activities include the activities typically performed by, or at, the following institutions or installations. They also include certain activities accessory thereto, as specified in Section 17.10.040.

- A. Religious facilities;
- B. Food service and other concessions located within public parks;
- C. Public, parochial, and private nonprofit clubs, lodges, meeting halls, and recreation centers;

- D. Public and parochial playgrounds and playing fields;
- E. Temporary nonprofit festivals;
- F. Basketball courts, tennis courts, handball courts, lawn bowling, and similar outdoor park and recreational facilities;
- G. Public, parochial, and private nonprofit gymnasiums;
- H. Community swimming and wading pools, and other water play features;
- I. Picnic areas. (Ord. 12078 § 5 (part), 1998; prior planning code § 2314)

17.10.180 Community Education Civic Activities.

Community Education Civic Activities include the activities typically performed by the following institutions. They also include certain activity accessory thereto, as specified in Section 17.10.040.

- A. Public, parochial, and private day-care centers for fifteen (15) or more children;
- B. Public, parochial, and private nursery schools and kindergartens;
- C. Public, parochial, 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)

17.10.190 Nonassembly Cultural Civic Activities.

Nonassembly Cultural Civic Activities include the activities typically performed by the following institutions. They also include certain activities accessory thereto, as specified in Section 17.10.040.

- A. Public, parochial, and private nonprofit museums and art galleries;
- B. Public, parochial, and private nonprofit libraries, conservatories, and observatories. (Ord. 12078 § 5 (part), 1998; prior planning code § 2317)

17.10.200 Administrative Civic Activities.

Administrative Civic Activities include the activities typically performed by public and public utility administrative offices. They also include 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 and are typically performed by hospitals, government agencies, or non-profit organizations at the following facilities. They also include certain activities accessory thereto, as specified in Section 17.10.040.

- A. Health clinics;
- B. Hospitals;
- C. Emergency rooms

- D. 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;
- E. Nonresidential centers providing psychological or family counseling services to individuals or groups;
- F. 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;
- G. Facilities which provide inpatient and/or outpatient medical and/or psychological treatment for mental illness, substance and alcohol abuse and addiction;
- H. State licensed "Adult Day Care Facilities" and "Adult Day Support Centers." (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 17.10.220(G) 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. (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. They also include certain activities accessory thereto, as specified in Section 17.10.040.

- A. Communications equipment installations and exchanges, but excluding Telecommunications Activities specified in Section 17.10.250;
- B. Electrical substations;
- C. Gas substations;
- D. Neighborhood news carrier distribution centers;
- E. Police stations and fire stations;
- F. Post offices, but excluding major mail-processing centers;
- G. 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)

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. They also include certain activities accessory thereto, as specified in Section 17.10.040.

- A. Airports, heliports, and helistops;
- B. Cemeteries, mausoleums, and columbarium;
- C. Colleges, junior colleges, and universities, but excluding business schools operated as profit making enterprises;
- D. Detention and correction institutions;
- E. Recreational or passenger docks and wharves operated by a public agency
- F. Electric transmission lines;

- G. Garbage dumps;
- H. Public golf courses and driving ranges;
- I. Major mail-processing centers;
- J. Military installations;
- K. Radio and television transmission stations;
- L. Railroad and bus passenger stations and terminals;
- M. Reservoirs and water tanks;
- N. Sewage disposal tanks;
- O. Stadiums, sports arenas, auditoriums, and bandstands;
- P. Zoological gardens and wildlife preserves;
- Q. Campgrounds;
- R. Storm water detention ponds and facilities;
- S. 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)

17.10.250 Telecommunication Activities.

Telecommunication Activities include 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)

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. They also include 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.

General Food Sales Commercial Activities include the retail sale, from the premises, of food or beverages for home consumption, as well as the retail sale of prepared food or beverages for on-premises consumption. The General Food Sales Commercial Activity classification does not include those activities classified as Large-Scale Combined Retail and Grocery Sales and Alcoholic Beverage Sales Commercial Activities. The General Food Sales Commercial Activity type also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2360)

The General Food Sales Commercial Activity type includes the following subclassifications:

A. Restaurant. Restaurants providing food and beverages to patrons who typically order and are served while seated in the establishment and pay after eating. Only a minor proportion, if any, of the food is sold for consumption off-premises.

(The definition of Full-service Restaurant in Chapter 17.09 still applies as related to alcohol sales).

B. Limited Service Restaurant. An establishment that provides food and beverage services to patrons who order and pay before eating. Food and beverages are typically served in disposable containers and may be consumed on the premises, taken out, or delivered. Seating for on-premises consumption is available. This classification includes, but is not limited to, coffee shops, salad bars, cafes, pizza delivery, and snack bars. This classification does not include specialty food stores, vehicular food vending, or fast food restaurants.

C. Fast Food Restaurant. Fast-Food Restaurants include the retail sale of ready-to-eat prepared foods and beverages, for on-premises 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. Vehicular food vending is not considered a Fast Food Restaurant. Fast Food Restaurants also include certain activities accessory to the above, as specified in Section 17.10.040.

D. Vehicular Food Vending. Vehicular Food Vending is the sale of ready-to-consume prepared foods from trucks. The use involves locating mobile catering trucks on private property on a semi-permanent basis during specified hours of operation. Vehicular Food Vending generally has the following characteristics:

1. Food is ordered and served from a take-out counter that is integral to the catering truck;
2. Food is paid for prior to consumption;
3. Catering trucks from which the food is sold typically have a take-out counter and space for customer queuing; and
4. Food and beverages are served in disposable wrappers, plates or containers.

Vehicular food vending is regulated by Chapter 8.09 of this code. (Ord. 12314 § 2, 2001: prior planning code § 2362)

E. Grocery. Retail sales of food and beverages typically for offsite preparation and consumption. Typical uses include supermarkets, specialty food stores, and grocery stores that offer a sizeable assortment of fresh fruits and vegetables. A limited selection of foods and beverages may also be provided for on-site consumption. This category also includes large-scale stores that sell food items and beverages in bulk. This classification does not include establishments classified as Large-Scale Combined Retail and Grocery Sales Commercial Activities (Sec. 17.10.345).

F. Convenience Market. Retail sale of food, beverages, and small personal and household convenience items, primarily for off-premises consumption and typically found in establishments with long or late hours of operation and a relatively small building usually less than 20,000 square feet. This classification does not include uses categorized as Groceries and establishments that have a sizable assortment of fresh produce and fresh-cut meat. This classification includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2361)

17.10.280 Convenience Market Commercial Activities. [DELETE]
(see “General Food Sales,” 17.10.270)

17.10.290 Fast Food Restaurant Commercial Activities. [DELETE]
(see “General Food Sales,” 17.10.270)

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. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2363)

17.10.310 Convenience Sales and Service Commercial Activities. [DELETE]
This classification is subsumed into 17.10.270, “General Retail Sales” and 17.10.350, “General Personal Service.”

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. They also include 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 where patients are tested on-site or where the testing and analysis is in a medical office within the same building. This classification does not include ambulance services or “Research Service Commercial Activities” (medical laboratories and medical research activities with no on-site patients and not associated with a medical office on the same site). This classification includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2366)

17.10.335 Therapeutic Massage Services. [NEW SECTION]

Therapeutic Massage Services includes establishments where manipulative exercises are practiced upon the human body with hands or with the aid of any mechanical or other devices by a certified massage therapist. This classification does not include services described under Adult Entertainment Activities (Section 17.09.040) or massage activities within licensed medical facilities, athletic clubs, health clubs, gymnasiums, beauty salons, weight reduction salons, spas, or similar establishments where massage or similar manipulation of the human body is offered as an incidental or accessory service and is not the primary activity. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.340 General Retail Sales Commercial Activities.

General Retail Sales Commercial Activities include the retail sale or rental from the premises, primarily for personal or household use, of new or used goods and merchandise. This classification includes establishments selling bulk goods to ultimate consumers, rather than for re-sale, and includes the retail sale or rental of merchandise not specifically listed under another activity type. Examples include, but are not limited to, drug stores; department stores; discount stores; commercial art galleries; retail showrooms; gift shops; florists; and stores selling home furnishings; household goods and appliances; electronics, personal communication devices; clothing and shoes; costumes; jewelry; luggage and leather goods; fabric; sporting goods; art supplies, cameras and photographic supplies; books and periodicals; videos; gifts, novelties, and collectibles; cards and stationery; bicycles and bicycle equipment (including on-site bicycle repair); musical instruments; toys and games; and automotive parts (with no on-site automotive servicing or repair, and excluding salvage yards). This classification includes small hardware stores selling paint, fixtures, hardware, small hand and power tools, floor and wall coverings, plants and garden supplies and other small home improvement items. It also includes showrooms for lighting fixtures, kitchen and bathroom fixtures and cabinets, floor or wall coverings, hot tubs, and other items, where the display of such items is primary and warehousing and storage is secondary. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2367)

This classification excludes establishments selling bulky building and landscaping materials and classified as Building and Landscaping Materials Sales and Service (Sec. 17.10.450). This classification excludes establishments devoted primarily to the sale of food and beverages and classified as General Food Sales – Grocery (Sec. 17.10.270(E)); . It also excludes those activities classified as General Food Sales - Convenience Markets (Sec. 17.10.270(F)); Automotive Sales, Leasing, and Rental (Sec.17.10.460); Tobacco Oriented Activities (Sec. 17.09.040); Adult Entertainment Activities (Sec. 17.09.040); and Large-Scale Combined Retail and Grocery Sales (Sec. 17.10.345).

Currently, drug stores and newsstands are under “Convenience Sales and Service.” Staff proposes moving drug stores and newsstands to General Retail Sales.

17.10.345 Large-Scale Combined Retail and Grocery Sales Commercial Activities. [NEW SECTION]

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

17.10.350 General Personal Service Commercial Activities.

General Personal Service Commercial Activities include the provision to individuals of informational, instructional, amusement, and similar services of a nonprofessional nature other than the services classified as Civic Activities or described in Sections 17.10.320, 17.10.360, 17.10.380, and 17.10.440. Examples include barber and beauty shops, nail salons, tanning salons, seamstresses, tailors, shoe repair, self-service laundries, photographic studios, photo processing, framing services, key shops, and steam bath or hot tub rental. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2368)

17.10.360 Consultative and Financial Service Commercial Activities.

Consultative and Financial Service Commercial Activities include the provision of financial, insurance, and real estate brokerage services, as well as the provision of advice, designs, information, or consultation of a professional nature, generally from small offices oriented to pedestrian traffic, other than the services classified as Civic Activities or described in Sections 17.10.330, 17.10.400, and 17.10.420. This classification includes banks, savings and loans, automatic teller machines, real estate offices, tax and other personal accounting assistance offices, insurance offices, mortgage lending and other loan offices, architectural or interior design offices, small law offices. This classification does not include administrative or corporate headquarter offices of financial, insurance, or real estate companies. This classification includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2369)

17.10.370 Consumer Laundry and Repair Service Commercial Activities.

Consumer Laundry and Repair Service Commercial Activities include the cleaning or repair of personal apparel and household appliances, furniture, and similar items, but exclude repair of motor vehicles and of structures. This classification includes dry cleaning and laundering (except self-service laundries or pick-up stations), television repair, audio or video equipment repair, computer repair, household appliance repair, repair of office machines, and home and garden equipment. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2370)

17.10.380 Group Assembly Commercial Activities.

Group Assembly Commercial Activities include the provision of cultural, entertainment, educational, and athletic services, other than those classified as Civic Activities or described in Section 17.10.320, to assembled groups of spectators or participants. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2371)

The Group Assembly Commercial Activities classification includes the following subclassifications:

A. Personal Instructional Services includes the provision of instructional services or athletic training to groups of people. This classification includes, but is not limited to, diet centers; aerobics studios; meditation centers; yoga, martial art, dance, or other movement arts studios; drama studios; and fine arts studios. This classification does not include driving schools with on-site practice areas.

B. Training Centers and Trade Schools includes the provision of educational or vocational instruction and training to groups of people. This classification includes, but is not limited to, private business colleges, technical and trade schools, management training, job training centers, computer training, private language schools, motivational coaching, and private academic/educational coaching such as college entrance exam coaching.

C. Live Entertainment includes the provision of live entertainment to assembled groups of spectators. Examples include, but are not limited to, banquet rooms, dance halls, live music venues, comedy clubs, spoken word, karaoke, studio recording with live audience, and theaters. This classification does not include occasional gatherings that are accessory to a primary activity. Examples of group gatherings as an accessory use include occasional art openings within a commercial art gallery, occasional author readings at a bookstore or cafe. Also, see Section 17.10.040 for live background music as an accessory use to General Food Sales.

D. Commercial Recreation – Outdoor and Large-Scale. This classification includes large, generally outdoor facilities on sites of two acres or more, although some facilities may be indoors. This classification includes, but is not limited to, sports stadiums and arenas; amusement and theme parks; racetracks; golf courses and country clubs; driving ranges; fitness and sports clubs with outdoor facilities, ice or roller skating rinks, swimming or wave pools; entertainment complexes and movie theaters; drive-in movie theaters; bowling centers; miniature golf courses; archery or shooting ranges; riding stables; private campgrounds, commercial marinas, and similar facilities. This classification does not include public park and recreation facilities.

E. Commercial Recreation - Indoor, Small-Scale. This classification includes indoor facilities occupying less than 25,000 square feet. Examples include small fitness centers and athletic clubs.

F. Gambling. Establishments where games of chance and similar activities are operated or carried on for the return of money, cash, prizes, or anything that could be redeemed for money, cash, or prizes.

17.10.390 Office Activities.

Office 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. Cultural and advocacy offices, law firms, accounting firms (except customer-oriented tax and personal financial assistance offices), advertising; architectural and engineering consulting firms; management consulting firms; computer consulting; software design; data management and billing services offices, bank and insurance headquarters or regional offices, administrative offices of non-profit organizations. This classification does not include customer-oriented tax and personal financial assistance offices and medical and dental offices. This classification includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2372)

17.10.400 Business and Communication Service Activities.

Business and Communication Service Activities include the provision, primarily to firms rather than to individuals, of services of a clerical, goods brokerage, communication, or minor processing nature. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2373)

The Business and Communication Service Activities classification includes the following subclassifications:

A. Facility Cleaning and Maintenance Services. Business service-oriented janitorial/cleaning and multi-unit or commercial building maintenance services and janitorial with no more than two motorized fleet vehicles on site.

B. Digital and Print Production. Production and reproduction of text and image including, but not limited to, blueprinting, copying, desktop publishing, digital and custom publishing, and photographic development labs. This classification does not include large print production.

C. Media Production. Fixed-base audible production facilities for music, motion picture, television, video, sound, and other communications media production, recording and editing, including but not limited to music recording and film studios, sets, and sound stages.

D. Mailing Services. Facilities for mailbox rentals, counter services for delivery and mailing services and packaging supplies.

17.10.410 Retail Business Supply Commercial Activities. [DELETE]

17.10.420 Research Service Commercial Activities.

Research Service Commercial Activities include research of an industrial or scientific nature which is offered as a service. This classification includes medical testing and analysis where there are no on-site patients and the testing and analysis is not accessory to or within an adjacent medical office including, but not limited to, forensic laboratories, soils laboratories, water testing, medical diagnostics laboratories, bacteriological analysis, air and particulate testing. This classification does not include activities classified as “Research and Development Industrial Activities.” 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 goods to other firms for resale, as well as the storage of goods on the premises and their transfer to retail outlets of the same firm on the premises for future distribution and their transfer to retail outlets and the sales of professional office equipment and goods, including restaurant and commercial kitchen supply. No more than 20% of sales shall be to end users that purchase goods on site. This classification does not include the sale or storage of motor vehicles, except for parts and accessories, or the sale or storage of material used in construction of buildings or other structures, except for paint, fixtures, and hardware. This classification also excludes the sale of bulk goods and merchandise at discount prices to ultimate customers, rather than for resale (Sec. 17.10.340, General Retail Sales). This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2378)

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 as Residential Activities. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2379)

17.10.450 Building Materials Sales and Service Activities.

Building Materials Sales and Service Activities include the indoor and outdoor sales of building supplies used in the construction of buildings or other structures. This classification includes establishments selling both larger building materials and smaller home improvement items including, but not limited to, lumber, hardware, plumbing, electrical, heating, air conditioning, tools and equipment, plants and garden products, patio furniture, swimming pools, spas and hot tubs, lighting fixtures, kitchen and bathroom fixtures, cabinets, paint, carpeting, floor coverings, and wallpaper. This classification may include the rental of light construction or landscaping equipment as an accessory use, and may also include services such as the custom cutting of wood, stone, glass, or other unfinished building materials for on-site sale. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2380)

17.10.455 Wholesale Building Materials Sales and Service. [NEW SECTION]

Wholesale Building Materials Sale and Service includes the sale of bulk building and landscaping supplies primarily or exclusively to contractors and installers where the landscaping and building materials for sale are primarily stored outside. This classification includes wholesale sales of heating, air conditioning, electrical and plumbing equipment, unpackaged soil, soil amendments, or gravel. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.460 Automotive Sales, Leasing, and Rental Commercial Activities.

Automotive Sales, Leasing, and Rental Commercial Activities include the sale or lease (for a period of at least 60 consecutive days) of new or used automotive, motorcycle, light truck and other similar motor vehicles weighing less than 14,000 pounds. This classification may include the sales or leasing of personal use recreational vehicles, which may be heavier. Ancillary uses include parking and washing of vehicles. This classification does not include vehicle repair and the sale, leasing, or rental of medium and heavy commercial trucks, truck tractors, heavy construction or agricultural equipment, buses, and heavy equipment. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2381)

17.10.465 Automobile/Vehicle/Equipment Rental. [NEW SECTION]

Short-term rental (for initial terms of less than 60 days) of autos, light trucks, and similar vehicles, including ancillary parking and washing of the same vehicles, but excluding vehicle repairs. This classification also includes the rental of consumer-oriented moving vans and trailers on a short-term basis for personal or household use. It also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.470 Automotive Service Station.

Automotive Service Station includes the sale, from the premises, of goods and the provision of services which are generally required in the operation and maintenance of automotive vehicles 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 (oil change), emissions testing (“smog check”), and performance of minor repairs, where repairs are made in enclosed facilities. This classification does not include mechanical repair of vehicles including muffler and brake repair, body and fender work, vehicle painting, towing or the servicing or repair of medium or heavy commercial trucks, truck tractors, construction or agricultural equipment. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2382)

17.10.480 Automotive Repair and Other Major Vehicle Service.

Automotive Repair and Other Major Vehicle Service includes the major repair or painting of motor vehicles, including body work and installation of major accessories, as well as the washing and polishing of motor vehicles, but excludes vehicle dismantling and salvage. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2383)

Automotive Repair and Other Major Vehicle Service includes the following subclassifications:

A. Automotive cleaning and detailing.

B. General Repair. Repair of automobiles, light trucks, motorcycles, and similar vehicles including the sale, installation and servicing of related equipment and parts, within enclosed facilities. This classification includes auto repair shops, glass replacement, transmission repair, wheel and brake shops, engine repair and rebuilding, auto stereo and alarm installation, welding, tire sales and installation, and upholstery shops.

C. Body work and painting. Automobile and light truck collision damage and other body and fender repair, including vehicle modification and painting. This classification includes body and fender shops, vehicle painting and tire re-treading or recapping within enclosed facilities.

17.10.485 Taxi and Light Fleet-Based Service Commercial Activities. [NEW SECTION]

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. 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. They also include 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. [DELETE]

See Section 17.10.610, Warehousing, Storage, and Distribution and 17.10.505, Self Storage

17.10.505 Self Storage Commercial Activities. [NEW SECTION]

Self Storage Commercial Activities include establishments offering facilities for personal property storage.

17.10.510 Animal Care Commercial Activities.

Animal Care Commercial Activities include the provision of animal care, treatment, and boarding services. This classification does not include dog walking and similar pet care services that are not carried out at a fixed location. This classification also excludes Horse Stables (Sec. 17.--- Group Assembly – Commercial Recreation – Outdoor and Large-Scale and pet stores (Sec. 17.10.340, General Retail Sales) where grooming occurs as an accessory activity. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2388)

The Animal Care Commercial Activities classification includes the following subclassifications:

A. Animal Care and Services. This classification includes the provision of veterinary services (medical treatment, and accessory shelter and care) and bathing, grooming, or other services for domestic animals provided within an enclosed facility.

B. Pet Day Care Service. Facilities for the care of domestic pets on a less than 24-hour basis. The facility may include related animal care services in A. above.

C. Kennels. The boarding, exercising, or training of five or more cats or dogs, ten weeks of age or older, or the boarding of fewer animals if some activities occur outdoors.

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. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2389)

17.10.530 Scrap Operation Commercial Activities. [DELETE]

See Section 17.10.620, Outdoor Storage

Part 4. Industrial 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 provision of warehousing and storage, freight handling, shipping, and trucking services; and the storage, transportation, and processing of recyclable or waste materials, and hazardous materials. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2400)

17.10.550 Custom Manufacturing Activities.

Custom Manufacturing Activities include the on-site production of finished parts or products by hand involving the use of hand tools and small-scale equipment. They also include certain activities accessory thereto, as specified in Section 17.10.040. This classification includes, but is not limited to, the manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of handicraft, art objects, and jewelry; cameras and photographic equipment (but excluding film); custom sign-making; custom clothing, custom furniture building and refinishing, catering/commissary operations, pattern-making and sewing garments from pre-cut pieces; professional, scientific, measuring and controlling instruments; musical instruments; medical, dental, optical, and orthopedic instruments and appliances, and similar uses (Prior planning code § 2410).

17.10.560 Light Manufacturing Activities.

Light Manufacturing Activities include the manufacturing, compounding, processing, assembling, packaging, or treatment of finished parts or products, primarily from previously prepared materials, and typically within enclosed buildings. This classification also includes small to medium scale food processing. This classification does not include the processing of meat, fish, yeast and beer (except for microbreweries); textile product mills; production apparel manufacturing, (but excluding sewing garments from pre-cut pieces); computer and electronic product manufacturing; electrical equipment, appliance, and component manufacturing; furniture and related product manufacturing; pharmaceutical production; lower impact manufacturing or remanufacturing of wood, paper, plastics, rubber, and/or metal products; and similar uses. This classification also includes certain activities accessory thereto, as specified in Section 17.10.040. (Prior planning code § 2411)

17.10.570 General Manufacturing Activities.

General Manufacturing Activities include the manufacturing, compounding, processing, assembling, packaging or treatment of products from extracted, raw, recycled, or secondary materials, or bulk storage and handling of such products and materials, or large-scale production. They typically include larger-scale operations and may have some or all activities conducted outdoors. They also include certain activities accessory thereto, as specified in Section 17.10.040. This classification includes, but is not limited to, production sewing from pre-cut pieces, textile mills; wood product manufacturing; paper finishing; chemical manufacturing (except for the chemical products listed under Heavy Manufacturing); plastics and rubber products manufacturing; automotive, ship, aircraft, and heavy equipment manufacturing; and medium to large metal component fabrication and product manufacturing. (Prior planning code § 2414)

17.10.580 Heavy/High Impact Manufacturing Activities.

Heavy/High Impact Manufacturing Activities include high-impact or hazardous manufacturing processes. This classification includes but is not limited to explosives manufacturing; petroleum and coal products manufacturing and refining; animal slaughtering; leather tanning; cement and asphalt manufacturing; lime and gypsum products manufacturing; primary metal smelting; nonferrous metals production, processing, smelting, and refining; fertilizer and other agricultural chemical manufacturing; paint, coating and adhesive manufacturing; synthetic dye and pigment manufacturing; urethane and other open-cell foam product manufacturing; battery manufacturing and storage; any manufacturing use with large-scale facilities for outdoor oil and gas storage; and any biotechnology research, development, or production activities involving materials defined by the National Institute of Health as Risk Group 3 or 4 or Restricted Agents (commonly known as “bio-safety levels 3 or 4). (Prior planning code § 2415)

17.10.590 Research and Development.

Research and Development Industrial Activities include scientific research, and the design, development, engineering, and testing of high technology electronic, industrial or scientific products in advance of product manufacturing. The production of products, plans, or designs is within this category when the primary purpose of such production is research, development, or evaluation, rather than sale. Manufacturing uses, wholesale and storage uses, repair and retail sales are not in this category except as an accessory use as specified in Section 17.10.040. This classification includes, but is not limited to, biotechnology firms, electronic research firms, or pharmaceutical research laboratories. This classification does not include the on-site production of products for sale, and biotechnology laboratories approved for National Institute of Health experiments using Risk Group 3 or 4 or Restricted Agents (commonly known as “bio-safety levels 3 or 4) (Section 17.10.580 Heavy/High Impact Manufacturing Activities).

17.10.600 Construction Operations.

Construction Operations Activities include enclosed and unenclosed facilities and accessory yards for construction and incidental storage activities performed by construction contractors on lots other than construction sites.

17.10.610 Warehousing, Storage, and Distribution Activities.

The warehousing and storage, primarily within enclosed buildings, of commercial goods, 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 may include on-site sale of goods and merchandise if the activity is accessory to the above, as specified in Section 17.10.040, or is noted otherwise in the zoning district regulations. (Prior planning code § 2387)

17.10.620 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.

- A. General Outdoor Storage.** 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.
- B. Salvage/Junk Yards.** Storage and dismantling of vehicles and equipment for sale of parts, including tire re-treading and recapping.
- C. 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.
- D. Oil and Gas Storage.** Oil and Gas Storage includes tank farms and outdoor facilities for the storage of oil and gas.

17.10.630 Regional Freight Transportation.

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. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2387)

- 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.

17.10.640 Trucking and Truck-Related 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. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2387)

- 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 agencies towing operations. This classification does not include local courier and delivery services (See Section 17.10.485, Taxi and Light Fleet-Based Services); towing operations as an accessory activity to Automotive 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 12,500 pounds, including the sale, installation, 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 10,000 pounds, including the sale, installation, and servicing of related equipment and parts. This 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 17.10.620).

17.10.650 Recycling and Waste-Related 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.

- A. Small Recycling Collection Centers.** An activity accepting recyclable non-hazardous materials directly from the public by donation, redemption, or purchase at facilities less than 500 square feet in area that generally do not use power-driven processing equipment. Small 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.
- B. Large Collection Centers.** An activity accepting recyclable non-hazardous materials by donation, redemption, or purchase at facilities occupying an area of more than 500 square feet that are not operated incidental to a host use and that may have a permanent building. Large collection centers typically use power-driven equipment to sort and condense material for shipment to an intermediate processor or other user. Large collection centers may have a combination of outdoor processing and storage.
- C. Intermediate Recycling Processing Facility.** An activity serving as a collection point for receiving, processing, storage, and distribution of large quantities of recyclable materials delivered from recycling collection centers or other sources. Processing of most or all material typically occurs inside a building, using mechanical and/or chemical processing equipment to alter the physical form of incoming material. Processed materials may be stored in outdoor areas prior to sale to manufacturers or other end users. Intermediate processing facilities typically do not trade directly with the public. This classification does not include facilities that handle or process hazardous materials and solid waste facilities and transfer stations.

17.10.660 Hazardous Materials Production, Storage, and Waste Management 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. (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. (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 defined as residues from other treatment facilities after treatment, and other irreducible stabilized or detoxified hazardous wastes. (Ord. 12072 § 5 (part), 1998)

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. They also include 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. They also include 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. They also include 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. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2462)