

## CHAPTER 17.24 - COMMERCIAL AND INDUSTRIAL ZONES

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### Sections:

- 17.24.010 - Purpose
- 17.24.020 - Purposes of Commercial and Industrial Zones
- 17.24.030 - Commercial and Industrial Zone Land Uses and Permit Requirements
- 17.24.040 - Commercial and Industrial Zone Site Planning and Building Standards

### 17.24.010 - Purpose

This Chapter lists the land uses that may be allowed within the Commercial and Industrial Zones established by Section 17.12.020 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### 17.24.020 - Purposes of Commercial and Industrial Zones

The purposes of the individual commercial zones and the manner in which they are applied are as follows:

- A. **C-1 (Community Business District) zone.** The C-1 zone is applied to areas of the City that are appropriate for small-scale facilities providing convenience shopping and services. The C-1 zone implements and is consistent with the Commercial land use designation of the General Plan.
- B. **C-2 (Central Business District) zone.** The C-2 zone is applied to areas of the Downtown not covered by the TC (Town Core) zone in Chapter 17.21 (Traditional Community Development Zones), where existing auto-oriented development is expected to be maintained. The C-2 zone implements and is consistent with the Commercial land use designation of the General Plan.
- C. **C-3 (Heavy Commercial) zone.** The C-3 zone is applied to areas of the City that are intended to provide for heavier and auto-oriented land uses that are inappropriate in C-1 areas and within the Downtown. The C-3 zone implements and is consistent with the Commercial land use designation of the General Plan.
- D. **OP (Office Professional) zone.** The OP zone is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the downtown. Other related and office-supporting uses may also be allowed. The OP zone implements and is consistent with the Office and Professional land use designation of the General Plan.
- E. **CBP (Corporate Business Park) zone.** The CBP zone is applied to areas of the City appropriate for employment with a "campus" type character, which includes landscaped open space between buildings, screened service areas, uniform sign and street lighting standards and maintenance of a landscape theme throughout. Existing uses that become nonconforming when the zone is established may remain but are expected to eventually phase into conforming uses. This zone will provide opportunities for corporate administrative offices and medium size research and development firms to locate in Grass Valley within a high quality development. Land uses within the zone should be compatible with adjacent residential uses and buffered from them. High standards of appearance and design will be required and maintained with restrictions on outdoor storage and activities with obnoxious characteristics. The CBP zone implements and is consistent with the Office and Professional and Business Park designations of the General Plan.
- F. **M-1 (Light Industrial) zone.** The M-1 zone is applied to areas appropriate for a range of light industrial uses. The M-1 zone implements and is consistent with the Manufacturing-Industrial designation of the General Plan.

- G. M-2 (General Industrial) zone.** The M-2 zone is applied to areas appropriate for a range of heavy industrial activities including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses. The M-2 zone implements and is consistent with the Manufacturing-Industrial designation of the General Plan.

#### **17.24.030 - Commercial and Industrial Zone Land Uses and Permit Requirements**

- A. General permit requirements.** Table 2-10 identifies the uses of land allowed by this Development Code in each commercial and industrial zone, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. Requirements for certain specific land uses.** Where the last column in Table 2-10 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Minor Use Permit or Use Permit, and/or may establish other requirements and standards applicable to the use.

<b>TABLE 2-10</b>  <b>Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones</b>	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
LAND USE TYPE (1)	Permit Required by Zone							Specific Use Regulations
	C-1	C-2	C-3	OP	CBP	M-1	M-2	

**AGRICULTURAL & RESOURCE USES**

Agricultural accessory structure	P	P	P	—	—	P	P	
Animal keeping	MUP	MUP	MUP	—	—	MUP	MUP	
Crop production, horticulture, orchard, vineyard	P	P	P	—	P	P	P	
Mining operations, surface or underground	—	—	—	—	—	—	UP	

**INDUSTRY, MANUFACTURING & PROCESSING**

Concrete, gypsum, and plaster product manufacturing	—	—	—	—	—	—	P	
Furniture and fixtures manufacturing, cabinet shop	—	—	—	—	—	P	P	
Laboratory - Medical, analytical	—	—	—	P	P	—	—	
Laundry, dry cleaning plant	—	UP	UP	—	—	P	P	
Lumber and wood product manufacturing	—	—	—	—	—	—	P	
Manufacturing/processing - Heavy	—	—	—	—	—	—	UP	
Manufacturing/processing - Light	—	—	—	—	P	P	P	
Manufacturing/processing - Medium intensity	—	—	—	—	—	P	P	
Media production	—	UP	P	—	P	P	P	
Metal products fabrication, machine or welding shop	—	—	—	—	—	P	P	
Petroleum product storage and distribution	—	—	—	—	—	P	P	
Printing and publishing	—	P	P	—	—	P	P	
Recycling - Large collection facility	—	—	—	—	—	P	P	
Recycling - Processing facility	—	—	—	—	—	UP	UP	
Recycling - Reverse vending machine	—	P	P	—	—	P	P	
Recycling - Scrap or junk yard	—	—	—	—	—	UP	UP	
Recycling - Small collection facility	—	—	P	—	—	P	P	
Research and development	—	—	—	P	P	P	P	
Stockyard	—	—	—	—	—	—	UP	
Storage - Contractor storage yard	—	—	—	—	—	P	P	
Storage - Outdoor	—	—	—	—	—	UP	UP	17.44.170
Storage - Personal storage facility	—	—	—	—	—	P	—	
Storage - Warehouse, indoor storage	—	—	P	—	—	P	P	
Wholesaling and distribution	—	—	P	—	—	P	P	

**Notes:**

(1) See Article 10 (Glossary) for land use definitions.

<div>TABLE 2-10</div> <div>Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones</div>	<div>P Permitted Use</div> <div>MUP Minor Use Permit required</div> <div>UP Use Permit required</div> <div>P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise</div> <div>S Permit requirement determined by specific use regulations</div> <div>— Use not allowed</div>							
LAND USE TYPE (1)	Permit Required by Zone							Specific Use Regulations
	C-1	C-2	C-3	OP	CBP	M-1	M-2	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY**

Campground, recreational vehicle (RV) park	—	—	—	—	UP	—	—	
Commercial recreation facility - Indoor	—	UP	P	—	—	P	P	
Commercial recreation facility - Outdoor	—	UP	UP	—	UP	—	—	
Conference/convention facility	—	UP	—	—	UP	—	—	
Equestrian facility	—	—	—	—	UP	—	—	
Fitness/health facility	MUP	MUP	MUP	—	P	—	—	
Golf course, country club	—	—	—	—	UP	—	—	
Guest ranch	—	—	—	—	UP	—	—	
Library, museum, art gallery	P/UP	P/UP	P/UP	UP	—	—	—	
Meeting facility, public or private	UP	UP	P	UP	UP	P	P	
Park, playground	P/UP	P/UP	P/UP	—	UP	—	—	
School, private	UP	UP	UP	UP	UP	—	—	
School, public	P/UP	P/UP	P/UP	UP	UP	—	—	
School, specialized education and training	UP	P	P	P	UP	P	P	
Shooting range, gun club	—	—	—	—	UP	—	—	
Sports and active recreation facility	—	—	—	—	UP	—	—	
Sports and entertainment assembly	—	—	—	—	UP	—	—	
Studio - Art, dance, martial arts, music, etc.	P	P	P	P	—	P	P	
Theater, cinema or performing arts	—	MUP	MUP	—	—	P	P	
Trail	UP	UP	UP	UP	UP	—	—	

**RESIDENTIAL**

Dwelling - Caretaker	—	—	—	—	P	—	—	
Emergency Shelters	—	UP	P	—	—	UP	—	
Home occupation	P	P	P	UP	—	—	—	17.44.100
Live/work unit	P	P	P	P	—	—	—	17.44.130
Mixed use project residential component	P	P	—	P	UP	—	—	17.44.140
Residential accessory use or structure	P	P	P	UP	—	—	—	17.44.020
Residential care, 6 or fewer clients, in a home	P	P	P	UP	—	—	—	
Residential care, 7 or more clients	UP	UP	UP	UP	UP	—	—	
Rooming or boarding house	UP	UP	UP	UP	—	—	—	
Second unit or carriage house	UP	UP	—	—	—	—	—	17.44.190
Transitional and Supportive housing	UP	UP	UP	UP	UP	—	—	

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<b>LAND USE TYPE (1)</b>	<b>Permit Required by Zone</b>							<b>Specific Use Regulations</b>
	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>OP</b>	<b>CBP</b>	<b>M-1</b>	<b>M-2</b>	

**RETAIL**

Adult oriented business	—	—	—	—	—	UP	UP	
Antique or collectable store	—	P	P	P	—	P	P	
Artisan shop	—	P	P	MUP	—	P	P	
Auto and vehicle sales and rental	—	UP	P	—	—	P	P	
Bar, tavern, night club	—	UP	—	—	—	—	—	
Building and landscape materials sales - Indoor	—	P	P	—	—	P	P	
Building and landscape materials sales - Outdoor	—	UP	UP	—	—	UP	UP	
Farm supply and feed store	—	—	P	—	—	P	P	
Fuel dealer	—	—	UP	—	—	UP	UP	
Furniture, furnishings, and appliance store	—	P	P	—	—	—	—	
Gas station	UP	UP	P	—	—	P	P	17.44.200
General retail, except with any of the following features:	P	P	P	—	—	P	P	
Alcoholic beverage sales	MUP	MUP	MUP	—	—	—	—	
Drive-through facility	—	UP	UP	—	—	—	—	17.44.090
Floor area (single tenant) over 10,000 sf	UP	UP	UP	—	—	—	—	17.44.220
On-site production of items sold	MUP	MUP	MUP	—	—	—	—	
Operating between 9:00 pm and 7:00 am	UP	UP	UP	—	—	—	—	
Second hand or thrift store	—	P	P	—	—	P	P	
Neighborhood market	P	P	P	—	P	P	P	
Office-supporting retail	P	P	P	UP	P	P	P	
Pharmacy	P	P	P	P	—	P	P	
Restaurant, café, coffee shop	P	P	P	UP	P	P	P	
Warehouse retail	—	—	—	—	P	—	—	17.44.220

**Notes:**

(1) See Article 10 (Glossary) for land use definitions.

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	<b>Permit Required by Zone</b>							<b>Specific Use Regulations</b>
<b>LAND USE TYPE (1)</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>OP</b>	<b>CBP</b>	<b>M-1</b>	<b>M-2</b>	

**SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL**

ATM	P	P	P	P	P	P	P	
Bank, financial services	—	P	P	—	—	P	P	
Business support service	—	P	P	P	—	P	P	
Catering service	—	—	P	—	—	P	P	
Medical services - Clinic, urgent care	P	P	P	P	P	P	P	
Medical services - Doctor office	P	P	P	P	P	P	P	
Medical services - Extended care	UP	—	—	UP	UP	—	—	
Medical services - Hospital	—	—	—	UP	UP	—	—	
Office - Business, service	P	P	P	P	P	P	P	
Office - Government	P	P	P	P	P	P	P	
Office - Headquarters	—	—	—	P	P	—	—	
Office - Processing	—	—	P	P	P	P	P	
Office - Professional, administrative	P	P	P	P	P	P	P	

**SERVICES - GENERAL**

Day care - Child or adult day care center	UP	UP	—	P	UP	—	—	17.44.060
Day care - Large family day care home	—	—	—	—	—	—	—	
Day care - Small family day care home	—	P	—	—	—	—	—	
Kennel, animal boarding	—	UP	UP	—	—	UP	P	6.20.010
Lodging - Bed & breakfast inn (B&B)	—	P	P	—	—	P	P	
Lodging - Hotel	UP	P	P	UP	UP	P	P	
Maintenance service - Client site services	—	—	—	—	—	P	—	
Mortuary, funeral home	—	P	P	UP	—	P	P	
Personal services	P	P	P	UP	UP	P	P	
Personal services - Restricted	—	—	MUP	—	—	—	—	
Public safety facility	UP	UP	UP	UP	UP	UP	UP	
Repair service - Equipment, appliances, etc., as primary use	—	—	P	—	—	P	P	
Social service organization	—	P	—	P	—	—	—	
Vehicle services - Major repair/body work	—	UP	UP	—	—	P	P	
Vehicle services - Minor maintenance/repair	—	UP	P	—	—	P	P	
Veterinary clinic, animal hospital - Small animals	—	UP	UP	—	—	P	P	

**Notes:**

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	C-1	C-2	C-3	OP	CBP	M-1	M-2	

**TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE**

Ambulance, taxi, or limousine storage	—	—	UP	—	—	UP	UP	
Freight terminal	—	—	—	—	—	P	P	
Parking facility, public or commercial	UP	UP	UP	—	—	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Wireless telecommunications facility	UP	UP	UP	UP	UP	UP	UP	17.46

**Notes:**

(1) See Article 10 (Glossary) for land use definitions.

**17.24.040 - Commercial and Industrial Zone Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-11, 2-12, and 2-13, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

**TABLE 2-11 - C-1, C-2, AND C-3 ZONE DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zone		
	C-1 Community Business	C-2 Central Business District	C-3 Heavy Commercial
<b>Lot size</b>	<i>Minimum area and width required for each lot in a new subdivision.</i>		
Minimum area, width	No minimum required unless designated on the Zoning Map		
<b>Residential density</b>	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>		
Maximum density	15 units per acre	15 units per acre	15 units per acre
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.</i>		
Front	None required	None required	None required
Side - Interior (each)	10 ft on a site abutting a residential use, none elsewhere	10 ft on a site abutting a residential use, none elsewhere	10 ft on a site abutting a residential use, none elsewhere
Side - Street side	None required	None required	None required
Rear	25 ft abutting residential; 15 ft elsewhere.	25 ft abutting residential; 12 ft where loading is proposed. Building may project over rear setback provided that 14 ft of clear vertical distance from the ground is maintained.	25 ft abutting residential; 12 ft where loading is proposed. Building may project over rear setback provided that 14 ft of clear vertical distance from the ground is maintained.
<b>Site coverage</b>	<i>Maximum percentage of total lot area to be covered by structures and pavement.</i>		
Maximum coverage	No limitation other than as required for landscaping.		
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft, and 2 stories including mezzanine	50 ft, 4 stories	50 ft, 4 stories
<b>Fencing</b>	See Section 17.30.040 (Fences, Walls, and Screening)		
<b>Landscaping</b>	See Chapter 17.34 (Landscaping Standards)		
<b>Parking</b>	See Chapter 17.36 (Parking and Loading)		
<b>Signs</b>	See Chapter 17.38 (Signs)		
<b>Additional zone standards</b>	None	None	None



TABLE 2-12 - OP AND CPB ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	OP Office Professional	CBP Corporate Business Park
<b>Lot size</b>	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area, width	None required	1.5 acres, width determined through subdivision review process
<b>Residential density</b>	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
Maximum density	15 units per acre	8 units per acre
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.</i>	
Front	15 ft	<b>From Major Street:</b> Buildings - 20 ft from back of curb Parking - 40 ft from back of curb <b>From Local Street:</b> Buildings - 10 ft from back of curb Parking - 15 ft from back of curb
Side - Interior (each)	10 ft on a site abutting a residential use; none elsewhere	20 ft
Side - Street side	20% of lot width, to a maximum requirement of 15 ft.	30 ft from back of curb
Rear	10 ft on a site abutting a residential use; none elsewhere	10 ft on a site abutting a residential use; none elsewhere
<b>Site coverage</b>	<i>Maximum percentage of total lot area to be covered by structures and pavement.</i>	
Maximum coverage	No limitation other than as required for landscaping.	
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	35 ft, 2 stories	35 ft, except as provided in 17.24.050.C.
<b>Fencing</b>	See Section 17.30.040 (Fences, Walls, and Screening)	
<b>Landscaping</b>	See Chapter 17.34 (Landscaping Standards)	
<b>Parking</b>	See Chapter 17.36 (Parking and Loading)	
<b>Signs</b>	See Chapter 17.38 (Signs)	
<b>Additional zone standards</b>	See 17.24.050.B	See 17.24.050.C

TABLE 2-13 - M-1 AND M-2 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	M-1 Light Industrial	M-2 General Industrial
<b>Lot size</b>	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area, width	1 acre, width determined through subdivision review.	1 acre, width determined through subdivision review.
<b>Residential density</b>	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>	
Maximum density	None allowed.	None allowed.
<b>Setbacks</b>	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.030 for exceptions to these requirements.</i>	
Front	<b>From Major Street:</b> Buildings - 20 ft from back of curb Parking - 20 ft from back of curb <b>From Local Street:</b> Buildings - 30 ft from back of curb Parking - 15 ft from back of curb	<b>From Major Street:</b> Buildings - 20 ft from back of curb Parking - 20 ft from back of curb <b>From Local Street:</b> Buildings - 30 ft from back of curb Parking - 15 ft from back of curb
Side - Interior (each)	10 ft	10 ft
Side - Street side	15 ft from back of curb	15 ft from back of curb
Rear	10 ft	10 ft
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	50 ft, 4 stories.	50 ft, 4 stories.
<b>Fencing</b>	See Section 17.30.040 (Fences, Walls, and Screening)	
<b>Landscaping</b>	See Chapter 17.34 (Landscaping Standards)	
<b>Parking</b>	See Chapter 17.36 (Parking and Loading)	
<b>Signs</b>	See Chapter 17.38 (Signs)	
<b>Additional Standards</b>	Zone	
	None	None

**17.24.050 - Additional Commercial and Industrial Zone Standards**

- A. **C-2 zone standards.** A Use Permit for a dwelling shall be approved only if the lot area per dwelling unit is at least 2,000 square feet, exclusive of any portion of the lot used for commercial purposes.
- B. **OP zone standards.** All sales, displays and storage in the OP zone shall be conducted within an enclosed building, unless open sales, display and storage is specifically approved on the site plan or within the provisions of this Chapter.
- C. **CBP zone standards.** Proposed development and new land uses within the CBP zone shall comply with the following standards in addition to those in Section 17.24.040 (Commercial and Industrial Zone Site Planning and Building Standards).
  - 1. **Height limit exceptions.** Heating, cooling, other roof equipment and fire storage facilities may extend above the 35-foot height limit established by Section 17.24.040, provided that they are screened and integrated into the architecture of the building; except when no equipment is mounted on the roof (e.g., all mechanical equipment is enclosed under and does not penetrate the roof), the maximum height of the building may be increased to 45 feet subject to Design Review approval.
  - 2. **Mechanical equipment.** Outdoor mechanical equipment, transformers, utility vaults and meters, fire protection apparatus, and other utilities shall be treated as an integral part of the building design. When it is necessary to locate the equipment between the front of the building and the street, it shall be screened from view.
  - 3. **Solar access and energy conservation guidelines.** Buildings should be designed and oriented to maximize solar access and minimize heating and cooling requirements. Where appropriate, energy conservation methods such as glazed/double paned windows, recessed entryways, awnings and solar collectors should be utilized as appropriate.
  - 4. **Location of manufacturing activities.** All manufacturing activities shall be located within an entirely enclosed building.