

## Chapter 9.140 Economic Development Corridor Zones

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#### 9.140.030 Allowed Uses and Approval Requirements

EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG

- A. **Allowed Use Table.** Table 9.140.030-1 identifies allowed uses and corresponding approval requirements for the EDC zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in [Article 6](#) of this title (Definitions). The list of land uses, with the exception of prohibited uses, on Table 9.140.030-1 shall be permitted in one or more of the EDC zones as indicated in the columns corresponding to each zone.
- B. **Approval Requirements.** Where indicated with a letter “P” the use shall be a permitted use. A letter “C” indicates the use shall be conditionally permitted subject to the approval of a conditional use permit. Where indicated with a “--,” the use is prohibited within the zone. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 9.140.030-1 authorize a use without satisfaction of such specified additional requirements
- C. **Unlisted Uses.** Uses not specifically listed in this table shall be considered not permitted in all of the listed zones. The Community Development Director may make a determination pursuant to [Chapter 9.95](#) (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Accessory dwelling units	P	P	P	P	P	As allowed by State law
Adult businesses	--	--	--	--	--	See XX (Adult Use Ordinance)
Airport	C	--	--	--	--	
Ambulance services	P	C	C	C	P	
Amusement and game arcade	--	--	P	C	P	
Amusement park(including multiple activities such as simulated flying, racing, mini-golf, etc.)						
Indoor	P	C	C	C	P	
Outdoor	--	--	C	C	--	
Art gallery, art studio, library, reading room, museum	P	P	P	P	P	
Auction Houses:						
Indoor	P	P	P	P	P	
Outdoor	C	--	--	--	--	
Auditoriums, event centers and assembly areas, including live entertainment:						<a href="#">Chapter 9.250</a> (Alcohol Sales)
Indoor	C	C	P	C	P	
Outdoor	--	C	C	--	--	
Banks and financial institutions	P	P	P	P	P	
Batting cages – indoor	P	P	P	P	P	
Outdoor	C	C	C	C	C	
Billiard and pool halls, Bowling alleys	P	C	P	C	P	<a href="#">Chapter 9.250</a> (Alcohol Sales)
Breweries, distilleries, and wine making facilities with on-site tasting room and sales for off-site consumption	P	P	P	P	P	<a href="#">Chapter 9.250</a> (Alcohol Sales)
Business Services	P	P	P	P	P	
Car washes	P	C	C	P	--	
Caretaker residence or on-site operator residence, only as accessory to primary use	P	--	--	--	P	
Catering services	P	C	C	C	P	Includes truck parking
Cemeteries, crematories and mausoleums	C	C	--	C	C	
Clinics, including but not limited to medical and urgent care.	P	P	P	P	P	
Collection Containers	--	--	--	--	--	
Commercial radio and television broadcasting	C	C	C	C	C	
Community center	P	P	P	P	P	
Concrete batch plants and asphalt plants	--	--	--	--	--	
Congregate care facility	--	C	C	C	--	<a href="#">Chapter 9.270</a> (Community Care Facilities)

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Contractor, landscape and building materials storage yards (new)	--	--	--	--	--	
Contractor, landscape and building materials storage yards (legally existing as of the effective date of this ordinance)	C	--	--	--	C	
Convalescent hospital/care facility	--	P	C	C	C	
Dance Halls, night clubs, discos, cabarets, cocktail lounges, lodges and incidental dancing areas, and similar facilities where dancing is the principal use	C	C	C	C	C	<a href="#">Chapter 9.250</a> (Alcohol Sales)
Day Care Center	C	C	C	C	C	<a href="#">Chapter 9.270</a> (Community Care Facilities)
Dry cleaning and laundromat (except uniform supply and industrial launderers);	--	C	P	P	C	
Educational Institution	C	C	C	C	C	
Emergency shelters	P	P	P	P	P	As mandated by State law and City Housing Element. <a href="#">Chapter 9.295</a> (Special Housing Types)
Equipment (new) sales, Large (including large vehicles, trucks with beds over 18 feet in length, eighteen plus (18+) wheelers, and construction equipment)	P	--	--	--	C	May not be located within 1,000 feet of the freeway right-of-way.
Equipment (new) sales Small (including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment)	P	C	C	C	C	May not be located within 1,000 feet of the freeway right-of-way.
Fast food/quick service, with drive-through;	C	C	C	C	C	
Fast food/quick service, without drive-through	P	P	P	P	P	
Feed and grain sales	C	--	--	P	C	
Fertilizer production and processing organic or inorganic	--	--	--	--	--	
Gas station with or without a convenience store, with or without alcoholic beverage sales, and with or without car wash	C	C	C	C	C	<a href="#">Chapter 9.250</a> (Alcohol Sales). In SG-May not be located south of Scott Road.
General Retail	P	P	P	P	P	
Golf Course	--	C	C	C	--	
Golf driving range (not in association with full scale course)	C	C	C	C	C	
Governmental facility	P	P	P	P	P	
Grocery Store, Drug Store	P	P	P	P	P	<a href="#">Chapter 9.250</a> (Alcohol Sales)
Guns and ammunition store	C	--	C	C	C	
Hardware or Building Supplies Sales without outdoor sales/storage with outdoor sales/storage	P C	P C	P C	P C	P C	
Health, fitness, dance, martial arts studio <5,000 sq.ft. >5,000 sq.ft	P C	P C	P C	P C	P C	
Heliports	C	C	C	C	C	
Hospital	C	C	C	C	C	
Hotels and resort hotels	P	P	P	P	P	
Kennel or cattery	C	C	C	C	C	<a href="#">Chapter 9.235</a> (Animal Keeping)
Live/work units <sup>(2)</sup>	C	C	C	C	C	
Low Barrier Navigation Center	P	P	P	P	P	<a href="#">Chapter 9.295</a> (Special Housing Types)
Manufacturing, Handcraft	P	C	P	C	P	
Manufacturing, Light-Intensity	P	C	P	C	P	
Manufacturing, Medium-Intensity	P	--	--	--	P	
Manufacturing, Heavy-Intensity	C	--	--	--	--	
Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, and marijuana processing	--	--	--	--	--	
Massage Establishment	P	C	C	C	C	
Meat packaging plants, poultry and egg processing, processing and rendering of fats and oils	--	--	--	--	--	
Membership clubs, organizations, and lounges	C	C	C	C	C	
Mobile home sales and storage, trailer sales and rental house trailers	C	--	--	--	--	
Motocross Facilities, Bicycle (BMX) course	C	--	--	--	--	
Motor vehicle body, paint and upholstery shops	P	C	--	C	C	<a href="#">Chapter 9.240</a> (Motor Vehicle and Related Uses)

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Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Motor vehicle repair/services (e.g. tune-ups, emission tests, brakes, tires, batteries, electrical)	P	P	C	P	P	<a href="#">Chapter 9.240 (Motor Vehicle and Related Uses)</a>
Motor vehicle repairs - major (e.g., engine and transmission repair/rebuild, etc.)	C	C	--	C	C	<a href="#">Chapter 9.240 (Motor Vehicle and Related Uses)</a>
Motor vehicle sales and rental (including outdoor display area and repairs associated with sales): Automobile Sales Automobile Rental Boats and RVs Sales and Rental	C C C	C C C	C* C C	C C C	C C C	<a href="#">Chapter 9.240 (Motor Vehicle and Related Uses)</a> . *P - Permitted in the EDC-CC Auto Overlay
Motor vehicle wholesale, with no outdoor display	C	--	--	--	--	
Motor vehicle wrecking and junk yards	--	--	--	--	--	<a href="#">Chapter 9.240 (Motor Vehicle and Related Uses)</a>
Motor vehicle, trailer or boat storage – Indoor Outdoor	-- --	-- --	-- --	-- --	-- --	
Motorcycle sales/service	C	P	C	P	P	
Multi-family dwellings	C	C	C	C	C	Subject to Section <a href="#">9.140.050</a> (Special Requirements for Mixed Uses and Residential Uses in EDC Zones). May not be located within 1,000 feet of the I-215 right-of-way.
Multi-family dwellings in commercial zones per AB 2011 & SB 6.	--	P	P	P	--	<a href="#">Chapter 9.295</a> (Special Housing Types) must meet affordable or mixed-income criteria per AB 2011 or criteria per SB6.
Natural gas, above ground storage	C	--	--	--	C	
Nurseries and garden supply, indoor and outdoor (retail sales only)	C	C	C	C	C	Does not include cultivation of marijuana/cannabis.  No outdoor bulk materials.
Offices (professional and medical)	P	P	P	P	P	
Outdoor dining	P	P	P	P	P	<a href="#">Chapter 9.260</a> (Outdoor Sales, Display, and Dining)
Parking lots and parking structures.	P	C	C	P	P	
Personal Services	C	P	P	P	C	
Pet shops, pet supply, and pet care and grooming	P	P	P	P	P	
Public utility substations, offices and storage buildings	P	P	P	P	P	
Recording studios	P	P	P	P	P	
Recycling collection facilities	C	C	--	C	C	<a href="#">Chapter 9.280</a> (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way.
Recycling processing facilities	C	--	--	--	--	<a href="#">Chapter 9.280</a> (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way.
Religious Institutions	C	C	C	C	C	
Research and development (except noxious, explosives, or dangerous materials)	P	--	P	--	P	
Residential care facility	C	C	C	C	C	May not be located within 1,000 feet of the I-215 right-of-way.
Restaurants	P	P	P	P	P	<a href="#">Chapter 9.250</a> (Alcohol sales)
Restaurants with ancillary breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption	P	P	P	P	P	<a href="#">Chapter 9.250</a> (Alcohol sales)
Self-Storage, public storage facilities (new)	--	--	--	--	--	
Self-Storage, public storage facilities with or without manager's residence onsite (existing as of the effective date of this ordinance)	C	C	C	C	C	May expand only within the footprint of the existing development/property.
Shooting range; Indoor	P	C	C	C	C	
Shooting range; Outdoor	--	--	--	--	--	

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Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Single-family residences	C	C	C	C	C	Requires tentative tract map approval. May not be located within 1,000 feet of the I-215 right-of-way.
Smoking Lounge	C	C	C	C	C	
Solid Waste Disposal	--	--	--	--	--	
Sports and recreational facilities (not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, athletic fields, sports arenas, skating rinks, skate parks, stadiums, and commercial swimming pools)	C	C	C	--	C	
Supportive Housing	C	C	C	C	C	
Swap Meets (Indoor only)	--	--	--	--	--	
Tattoo Establishments	C	C	C	--	--	Chapter 9.265 (Tattoo Establishments)
Theaters	C	C	P	C	P	
Transitional Housing	C	C	C	C	C	
Towing services (with tow truck parking, no auto storage)	P	C	--	--	C	
Truck stops	--	--	--	--	--	
Trucking and freighting operations	C	C	--	--	C	
Vocational/trade school;	P	C	C	C	P	
Warehouse (except noxious, explosives, or dangerous materials)						
Fulfillment Center	P	--	--	--	--	
Warehousing, logistics and distribution facility	P	--	--	--	--	
Warehouse/club store, Standalone facility 50,000 sq. ft. or larger	C	C	C	C	C	
Warehouse/club store, Standalone facility under 50,000 sq. ft.	P	P	P	P	P	
Wedding chapels	C	C	C	C	C	
Wholesale businesses with samples on the premises but not including storage.	P	P	P	P	P	
Wholesale stores and distributors	C	C	C	C	C	
Wireless Communication Facilities	C	C	C	C	C	Chapter 9.290 (Wireless Communication Facilities)

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