

ORDINANCE NO. 15-5

AN ORDINANCE AMENDING THE CONCORD MUNICIPAL CODE BY ADOPTING AN AMENDMENT TO THE 2012 DEVELOPMENT CODE; VOLUME 1, DATED JULY 24, 2012 (FORMERLY CHAPTER 122 (ZONING) OF THE CONCORD MUNICIPAL CODE) TO REVISE ARTICLE II (ZONING DISTRICTS – USES AND STANDARDS), DIVISION 6 BUSINESS PARK AND INDUSTRIAL DISTRICTS (OBP, IBP, IMX, AND HI) TABLE 18.50.202 (BUSINESS PARK AND INDUSTRIAL DISTRICTS-ALLOWED USES AND PERMIT REQUIREMENTS), LAND USE CLASSIFICATIONS; INDUSTRIAL MIXED USE (IMX)

THE CITY COUNCIL OF THE CITY OF CONCORD DOES ORDAIN AS FOLLOWS:

Section 1. *Development Code, Article II (Zoning Districts – Uses and Standards), Division 6 Business Park and Industrial Districts (OBP, IBP, IMX, and HI)Table 18.50.020 (Business Park and Industrial districts- Allowed Uses and Permit Requirements), Land Use Classifications; Industrial Mixed Use (IMX), is amended as follows, all other Allowed Uses and Permit Requirements in the Table remain unchanged:*

18.50.010 Purpose.

This chapter lists the uses that may be permitted within the business park and industrial zoning districts, the type of permit or approval required for each use, and basic development standards for the site and building. The purpose of each district is as follows:

A. OBP – Office Business Park. The OBP district is applied to areas of the city appropriate for campus-like office complexes and business parks at an intensity of 0.8 FAR. This district allows ancillary restaurant, retail, and service activities that serve employees and provide business-support services. Commercial recreation and similar uses that require large warehouse-style buildings may be allowed. The OBP district does not allow uses that require outdoor facilities, storage, or activities. The OBP district is found in North Concord including North Point, Concord north industrial, and Willow Pass Business Parks, along Arnold Industrial Way and Bates Avenue bounded by Port Chicago Highway and Solano Way; Stanwell Business Park; and the northern portion of the Detroit Avenue/Shary Circle Business Park. The OPB district is consistent with and implements the business park (BP) land use designation of the general plan.

B. IBP – Industrial Business Park. The IBP district is applied to areas of the city appropriate for a mix of light industrial uses, warehouse and flex spaces, research and development, wholesale, and offices with limited customer access at an

intensity of 0.8 FAR. The IBP district allows uses that require outdoor storage or activities when the outdoor facilities are not visible from a public street and are screened by a building or solid eight-foot wall. Commercial recreation and similar uses that require large warehouse-style buildings may be allowed. The IBP district is found in North Concord on Forni Drive, Bates Avenue, Industrial Way, Folsom Lane, Nelson Avenue; and the North Hillcrest area south of State Route 4, on Arnold Industrial Place and Solano Way; Franquette Avenue; and the northern portion of Detroit Avenue/Shary Circle Business Park. The IBP district is consistent with and implements the business park (BP) land use designation of the general plan.

C. IMX – Industrial Mixed-Use. The IMX district is applied to areas of the city appropriate for a mix of light industrial, offices, and live/work facilities at an intensity of 1.0 FAR. Light industrial uses include warehouse, research and development, and artists’ studios. The IMX district allows ancillary restaurant, retail, and service activities that serve employees and provide business-support services. Uses that require outdoor facilities, storage, or activities, may only be allowed if a Use Permit (UP) is reviewed and approved pursuant to Chapter 18.435 CDC (Minor Use Permits and Use Permits). The IMX district is found in the North Hillcrest area south of State Route 4, properties on Arnold Industrial Place, and the southern portion of the Detroit Avenue/Shary Circle Business Park. The IMX district is consistent with and implements the industrial mixed-use (IMU) land use designation of the general plan.

Table 18.50.020 – Business Park and Industrial Districts ⁽⁷⁾ Allowed Uses and Permit Requirements					ZC = Permitted Use, Zoning Clearance Required AP = Administrative Permit Required MP = Minor Use Permit Required UP = Use Permit Required – = Use Not Allowed
Land Use Classifications	Permit Required by District				Additional Requirements
	OBP	IBP	IMX ⁽⁷⁾	HI	
Business Park and Industrial Uses					
Auto Wrecking, Dismantling Yards	–	–	–	UP	
Contractors, Special Trade					
Cabinet Shop	ZC ⁽³⁾	ZC	ZC ⁽³⁾	ZC	
Contractor Office, within a Building	ZC	ZC	ZC	ZC	
Contractor Yard, with Outdoor Storage	–	ZC	–	ZC	
Fleet-Based Service	–	ZC	AP ⁽²⁾	ZC	
Freight and Truck Terminal	–	–	–	UP	
Heavy Vehicle and Large Equipment, Sales/Rental, Service, and Repair					
Commercial Vehicle and Equipment	–	AP	–	ZC	
Recreational Vehicle	–	AP	–	ZC	
Laboratory, Research, and	ZC ⁽³⁾	ZC	ZC ⁽³⁾	ZC	

1	Development					
2	Manufacturing, Processing					
3	Artisan/Custom Product	ZC ⁽³⁾	ZC ⁽²⁾	ZC ⁽²⁾	ZC ⁽²⁾	
4	Industry, Heavy	-	-	-	UP	
5	Within a Building	ZC ⁽³⁾	ZC	ZC	ZC	
6	With Outdoor Storage or Activities	-	ZC ⁽²⁾	-	MP	
7	Warehouse Show Room with Assembly and Sales	ZC	ZC	ZC	ZC	
8	Media Production Facility	ZC	ZC	ZC	-	
9	Storage					
10	Hazardous Materials	-	-	-	UP	
11	Self-Storage Facility, Mini-Storage	UP	UP	UP	UP	
12	Vehicle	-	-	-	AP	
13	Towing Services	-	-	-	AP	
14	Warehouse with No Outdoor Storage	ZC ⁽³⁾	ZC	ZC ⁽³⁾	ZC	
15	Warehouse, with Outdoor Storage	-	AP	-	AP	
16	Wholesaling and Distribution	ZC	ZC ^(2, 6)	ZC ^(2, 6)	ZC ⁽²⁾	

18	Office, Commercial, and Retail Uses					
19	Adult Day Care Center	UP	-	UP	-	
20	Adult-Oriented Business	-	UP	UP	-	Chapter 18.210 CDC, Adult-Oriented Businesses
21	Animal Services					
22	Boarding, Kennel	AP	AP	AP	-	
23	Dog Day Care, Training	AP	AP	AP	-	
24	Grooming	AP	AP	AP	-	
25	Hospital, Veterinary Clinic	AP	AP	AP	-	
26	Antique, Collectible Store	-	-	-	-	
27	Automobile Sales and Rental/Leasing					
28	Auction	-	-	-	ZC	

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Brokers, Office Only	ZC	ZC	ZC	-	
Brokers, Office with Vehicle Display	AP	ZC	AP	-	
Dealership, New	UP	UP	-	-	
Dealership, Used	-	-	-	-	
Dealership, Motorcycle	-	UP	-	-	
Rental	-	-	-	-	
Automobile Services and Repair					
Car Wash, Attended	-	-	-	-	CDC 18.200.090, Gas stations and car washes
Car Wash, Unattended	-	-	-	-	CDC 18.200.090, Gas stations and car washes
Gas Station	-	-	-	-	CDC 18.200.090, Gas stations and car washes
Auto Maintenance Services	-	-	-	-	
Major Repair/Body Work	-	-	-	-	
Minor Repair	-	-	-	-	
Banks and Financial Services					
Bank, Credit Union	ZC	ZC	ZC	-	
Bank with Drive-Through Service	UP	-	-	-	CDC 18.200.060, Drive-through facilities
Check Cashing Business	-	UP	-	-	
Building Materials Sales and Services					
No Outdoor Storage	ZC	ZC	ZC	-	
With Outdoor Storage	-	ZC ⁽²⁾	-	-	CDC 18.200.160, Outdoor sales and displays
Business Support Services	ZC	ZC	ZC	-	
Catering Services	ZC	ZC	ZC	-	
Eating and Drinking Establishments					
Bar, Night Club, Lounge	-	-	-	-	CDC 18.200.080, Entertainment uses
Food Vendor Group Site	AP	AP	AP	-	CDC 18.200.210, Food vendor group sites
Micro-Brewery/Distillery	MP	MP	MP	-	CDC 18.200.040, Alcoholic beverage sales
Micro-Brewery/Distillery, Large ⁽⁶⁾	UP	UP	UP	-	CDC 18.200.040, Alcoholic beverage sales
Restaurant, Full Service	AP ⁽¹⁾	AP ⁽¹⁾	AP ⁽¹⁾	-	
Restaurant, Limited Service	ZC ⁽¹⁾	ZC ⁽¹⁾	ZC ⁽¹⁾	-	

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Restaurant, with Drive-Through	-	-	-	-	CDC 18.200.060, Drive-through facilities
Restaurant, with Live Entertainment	-	-	-	-	CDC 18.200.080, Entertainment uses
Tasting Room	AP	AP	AP	-	CDC 18.200.040, Alcoholic beverage sales
Fitness Facility, Health Club	AP	AP	AP	-	
Food, Beverage Sales					
Convenience Store, no Alcohol Sales	ZC ⁽¹⁾	ZC ⁽¹⁾	ZC ⁽¹⁾	-	
Convenience Store, with Alcohol Sales	-	-	-	-	CDC 18.200.040, Alcoholic beverage sales
Grocery Store	ZC ⁽¹⁾	ZC ⁽¹⁾	-	-	
Liquor Store	-	-	-	-	CDC 18.200.040, Alcoholic beverage sales
Hotel, Motel	-	-	-	-	
Maintenance Services					
Office with No Outdoor Storage/Activities	ZC	ZC	ZC	ZC	
Office with Outdoor Storage/Activities	-	AP	-	ZC	
Nursery, Preschool, Childcare	AP	AP	MP ⁽⁵⁾	-	CDC 18.200.050, Child day care facilities
Office					
Administrative, Information Processing	ZC	ZC	ZC	-	
Medical, Dental	ZC	-	ZC	-	
Professional	ZC	ZC ⁽⁶⁾	ZC	-	
Personal Services					
General	AP ⁽¹⁾	AP ⁽¹⁾	AP ⁽¹⁾	-	
Improvement, Instructional	AP	AP	AP	-	
Restricted	-	-	-	-	
Repair Service, Appliance and Small Equipment	ZC ⁽³⁾	ZC ⁽²⁾	ZC ⁽³⁾	ZC	
Retail Sales					
Big Box	UP	UP	-	-	
General	ZC ⁽¹⁾	ZC ⁽¹⁾	-	-	
Nursery, Garden Center	-	ZC	-	-	CDC 18.200.160, Outdoor sales and displays
Restricted	-	-	-	-	

With Drive-Through	-	-	-	-	CDC 18.200.060, Drive-through facilities
Secondhand Sales	-	-	-	-	

Residential Uses					
Bed and Breakfast Inn	-	-	-	-	
Dwelling, Dwelling Unit, Housing Unit					
Single-Family, Detached	-	-	-	-	
Single-Family, Detached – Small Lot Subdivision	-	-	-	-	
Single-Family, Attached	-	-	-	-	
Secondary Living Unit	-	-	-	-	CDC 18.200.180, Secondary living units
Duplex	-	-	-	-	
Multifamily	-	-	-	-	
Family Day Care Home, Small	-	-	ZC ⁽⁵⁾	-	CDC 18.200.050, Child day care facilities
Family Day Care Home, Large	-	-	MP ⁽⁵⁾	-	CDC 18.200.050, Child day care facilities
Group Housing	-	ZC	ZC	-	
Home-Based Business	-	-	ZC ⁽⁵⁾	-	CDC 18.200.100, Home-based businesses
Live/Work Unit	-	-	MP	-	CDC 18.200.110, Live/work or work/live units
Mixed-Use Projects	-	-	UP	-	
Mobile Home Park	-	-	-	-	
Residential Care Facility, Small	-	-	-	-	
Residential Care Facility, Large	-	-	-	-	
Residential Facility for Seniors, Assisted Living	-	-	-	-	
Work/Live Unit	-	-	MP	-	CDC 18.200.110, Live/work or work/live units
Public/Quasi-Public and Recreational Uses					
Airport	-	-	-	-	
Ambulance Service	AP	ZC	ZC	-	
Cemetery, Columbarium, Mausoleum	-	-	-	-	
Conference, Convention	UP	UP	-	-	

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Facility					
Cultural Institution	-	-	-	-	
Emergency and Homeless Shelter	ZC	ZC	ZC	-	CDC 18.200.070, Emergency and homeless shelters
Farmers' Market	-	-	-	-	
Funeral Parlor, Mortuary	-	-	-	-	
Government Office	ZC	ZC	ZC	ZC	
Heliport	-	-	-	UP	
Library	ZC	ZC	ZC	-	
Medical Services					
Hospital, Medical Center	-	-	-	-	
Medical Marijuana Dispensary	-	-	-	-	
Medical Clinic	AP	AP	-	-	
Nursing Facility/Extended Care	-	-	-	-	
Urgent Care Facility	MP ⁽¹⁾	MP ⁽¹⁾	-	-	
Meeting Facility, Public/Private	UP	UP	-	-	
Military	-	-	-	-	
Parking Facility	AP	AP	AP	-	
Public Maintenance and Service Facility	-	AP ⁽⁴⁾	-	ZC ⁽⁴⁾	
Recreational Facilities					
Bingo Hall	UP	UP	-	-	
Commercial Recreation, Indoor	AP	AP	AP	-	
Golf Course, Country Club	-	-	-	-	CDC 18.200.130, Mechanical and electronic games
Park and Recreation Facility	ZC	ZC	ZC	-	
Residential Recreation Facility	-	-	UP	-	
Sports and Entertainment, Assembly	-	-	-	UP	CDC 18.200.080, Entertainment uses
Sports and Recreation Facility	UP	UP	UP	-	CDC 18.200.130, Mechanical and electronic games
Recycling Facilities					
Small Collection Facility	AP	AP	AP	AP	CDC 18.200.170, Recycling facilities
Large Collection Facility	-	UP	-	UP	CDC 18.200.170, Recycling facilities

Processing Facility	-	UP	-	UP	CDC 18.200.170, Recycling facilities
Religious Facility	-	-	-	-	
Schools					
Elementary, Middle, Secondary	-	-	-	-	
College, University	AP	AP	-	-	
Trade Schools, Vocational Training	AP	AP	AP	-	
Social Service Facility, Community Organization	AP	-	-	-	
Theater, Auditorium	UP	UP	UP	-	CDC 18.200.130, Mechanical and electronic games
Utility Facility, Transmission Towers	ZC	ZC	ZC	ZC	
Wireless Telecommunication Facility – CDC 18.205.010 – 18.205.050, Wireless Communication Facilities					

Open Space and Agricultural Uses					
Companion Animal, Horses, Fowl	-	-	-	-	
Community Gardens	MP	MP	AP	--	
Crop Production, Orchard, Vineyard	ZC	ZC	ZC	ZC	
Livestock, Grazing	-	-	-	-	
Mining and Quarrying	-	-	-	UP	

- (1) Allowed to occupy up to 20 percent of: gross area of shopping center, multi-tenant building, or 20 percent street frontage of one building.
- (2) Outdoor sales, activities, or storage allowed in side or rear yards when enclosed by an eight-foot-tall masonry wall and materials do not exceed wall height.
- (3) No outdoor facilities, storage, or activities are allowed.
- (4) Allowed if occupying less than 80,000 square feet of gross floor area.
- (5) Allowed with residential use only.
- (6) A facility which exceeds 3,000 square feet.
- (7) Notwithstanding anything in this table to the contrary (including ZC, AP, or MP notations) outdoor facilities, storage, or activities, may only be allowed in the IMX district if a Use Permit (UP) is reviewed and approved pursuant to Chapter 18.435 CDC (Minor Use Permits and Use Permits). [Amended during 2014 recodification; Ord. 14-6 § 7; Ord. 13-5; Ord. 12-5; Ord. 12-4. DC 2012 § 122-177].

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