

18.10.030 USES.

.010 Primary Uses. Table 10-A (Primary Uses: Industrial Zone) identifies allowable primary uses, listed by classes of uses as defined in Section 18.36.030 and Section 18.36.040 of Chapter 18.36 (Types of Uses).

.020 Accessory Uses. Table 10-B (Accessory Uses and Structures: Industrial Zone) identifies allowable accessory uses and structures, listed by classes of uses as defined in Section 18.36.050 of Chapter 18.36 (Types of Uses).

.030 Temporary Uses. Table 10-C (Temporary Uses and Structures: Industrial Zone) identifies allowable temporary uses and structures, listed by classes of uses as defined in Section 18.36.060 of Chapter 18.36 (Types of Uses).

.040 The allowable uses in Tables 10-A, 10-B and 10-C for this zone are established by letter designations as follows:

- .0401 "P" designates classes of uses permitted by right;
- .0402 "C" designates classes of uses permitted with a conditional use permit;
- .0403 "M" designates classes of uses permitted with a minor conditional use permit;
- .0404 "T" designates classes of uses permitted with a telecommunications antenna review permit; and
- .0405 "N" designates classes of uses that are prohibited.

.050 Interpreting Classes of Uses. The provisions for interpreting the classes of uses in Tables 10-A, 10-B or 10-C are set forth in Section 18.36.020 (Classification of Uses) in Chapter 18.36 (Types of Uses).

.060 Unlisted Uses. Any use class that is not listed in Tables 10-A, 10-B or 10-C is not permitted.

.070 Sites Formerly Used for Service Stations. In addition to the provisions of Table 10-A, any use of a building or service station canopy on a site that was formerly used as an automobile service station shall require a conditional use permit. (Ord. 5998 § 12; October 25, 2005.)

.080 Temporary Modular Units. All uses that are conducted with temporary modular units that are visible to a public or private right of way shall obtain a conditional use permit pursuant to Chapter 18.66 (Conditional Use Permits). Modular units which do not occupy required parking and are not visible to the public right of way are permitted without a conditional use permit. Modular units must meet all development standards of the underlying zone.

.090 Destroyed Homes. Notwithstanding the provisions of Table 10-A, a legally established single-family residence, existing on the date of adoption of the ordinance codified in this subsection, that is damaged or destroyed by earthquake, fire, wind, flood, explosion or other disaster, casualty or Act of God, or of a public enemy, may be reconstructed subject to development standards contained within either the "RS-2" or "RS-3" Zone, based on lot size; provided that a complete and proper application for a building permit is filed with the Building Division within two (2) years of the date of the event that caused the damage or destruction.

.100 Special Provisions. Special provisions related to a use are referenced in the "Special Provisions" column of Tables 10-A, 10-B and 10-C. Such provisions may include references to other applicable code sections or limitations to the specified land use.

Table 10-A PRIMARY USES: INDUSTRIAL ZONE		P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required
	I	Special Provisions
Table 10-A PRIMARY USES: INDUSTRIAL ZONE		P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required
	I	Special Provisions
Residential Classes of Uses		
Alcoholism or Drug Abuse Recovery or Treatment Facilities (Small)	N	
Community Care Facilities—Licensed (Small)	N	
Community Care Facilities—Unlicensed (Small)	N	

Dwellings--Multiple Family	P	Subject to 18.10.030.105 Subject to 18.40.090
Dwellings--Single-Family Attached	P	Subject to 18.10.030.105 Subject to 18.40.090
Dwellings--Single-Family Detached	P	Subject to 18.10.030.105 Subject to 18.40.090
Dwellings--Two-Unit Development	N	
Mobile Home Parks	C	
Senior Living Facilities (Small)	N	
Sober Living Homes (Small)	N	
Non-Residential Classes of Uses		
Agricultural Crops	P	
Alcoholism or Drug Abuse Recovery or Treatment Facilities (Large)	N	
Alcoholic Beverage Manufacturing	P/C	Subject to Section 18.38.025
Alcoholic Beverage Sales--Off-Sale	C	
Alcoholic Beverage Sales--On-Sale	M/C	Permitted with minor conditional use permit if accessory to a primary restaurant use
Ambulance Services	P	
Animal Boarding	P/ C	Conditional use permit not required if conducted completely indoors, subject to § 18.38.270
Animal Grooming	P/ C	Conditional use permit not required if conducted completely indoors, subject to § 18.38.270
Antennas--Broadcasting	P/ C	Permitted without a conditional use permit if designed similar to stealth telecommunications facility as defined in § 18.38.060.030.0312
Antennas--Telecommunications-Stealth Building-Mounted	T	Subject to § 18.38.060 and § 18.62.020
Antennas--Telecommunications-Stealth Ground-Mounted	T	Subject to § 18.38.060
Antennas--Telecommunications-Ground- Mounted (Non-Stealth)	N	
Automated Teller Machines (ATM's)	P	
Automotive--Vehicle Sales, Lease & Rental	C	
Automotive--Sales Agency Office (Retail)	C	Subject to § 18.38.065
Automotive--Sales Agency Office (Wholesale)	P/M/C	Subject to §§ 18.16.055 and 18.38.065. Minor conditional use permit required for on-site storage, display or parking of one or two vehicles being held as inventory. Conditional use permit required for on-site storage, display or parking of three or more vehicles being held as inventory
Automotive--Impound Yards	C	Subject to § 18.38.200
Automotive--Public Parking	M	
Automotive--Parts Sales	P/C	Permitted without a conditional use permit if conducted entirely indoors
Automotive--Repair & Modification: Major	C	
Automotive--Repair & Modification: Minor	M	
Automotive--Service Stations	C	Subject to § 18.38.070

Automotive–Vehicle Storage	M/C	Permitted for up to one year by minor conditional use permit, with optional one year extensions to permit the use for up to five years; conditional use permit required to permit the use for over five years.
Automotive–Washing	C	
Banquet Halls	C	
Bars & Nightclubs	C	
Billboards	N	
Boarding House	N	
Community Care Facilities–Licensed (Large)	N	
Community Care Facilities–Unlicensed (Large)	N	
Building Material Sales	C	Not more than 30% of the outdoor area, excluding parking, shall be devoted to outdoor displays; subject to §§ 18.38.190 and 18.38.200
Business & Financial Services	C	
Community & Religious Assembly	C	Shall comply with subsection 18.40.040.040 (Uses Adjacent to Residential Zones or Residential Uses)
Dance & Fitness Studios–Large	C	
Dance & Fitness Studios–Small	M	
Day Care Centers	C	Shall comply with subsection 18.40.040.040 (Uses Adjacent to Residential Zones or Residential Uses)
Drive-Through Facilities	C	Permitted without a conditional use permit as an accessory use if in conjunction with Business and Financial Services as the primary use
Educational Institutions–Business	M	
Educational Institutions–General	C	Shall comply with subsection 18.40.040.040 (Uses Adjacent to Residential Zones or Residential Uses)
Educational Institutions–Tutoring	C	Subject to § 18.36.040.050
Emergency Shelters (50 or fewer occupants)	P	Subject to § 18.38.125
Emergency Shelters (more than 50 occupants)	C	Subject to § 18.38.125
Entertainment Venue	C	
Equipment Rental–Large	P/M/C	Permitted if equipment is completely screened from view. Conditional Use permit required if equipment cannot be screened. Permitted by MCUP when accessory to a permitted primary use and limited to a maximum of 5 total moving vans, trucks and/or trailers typically used for moving of household goods; screening of these vehicles is not required.
Equipment Rental–Small	P	
Helipads & Heliports	C	
Hospitals	C	
Hotels	C	
Industry–	P	
Industry–Heavy	C	
Junkyards	C	Subject to § 18.38.200
Medical & Dental Offices	M	
Medical Marijuana Dispensaries	N	

Mortuaries	C	
Motels	C	
Offices–Development	P	
Offices–General	P/M	Permitted without minor conditional use permit only if accessory to an industrial or other primary permitted use
Oil Production	C	Subject to § 18.38.180
Outdoor Storage Yards	P/C	Subject to § 18.38.200. Permitted without a conditional use permit if all storage is screened from view, otherwise a Conditional Use Permit is required. The Outdoor Storage of Oversized and Recreational Vehicles shall require a Conditional Use Permit.
Personal Services–General	C	Laundromats are subject to § 18.38.150
Personal Services–Restricted	C	
Plant Nurseries	P/ C	Subject to § 18.38.190, 18.38.200 and 18.38.205; otherwise a Conditional Use Permit is required.
Public Art and Murals	P	Subject to Section 18.62.130 when visible to public property or public rights–of-way
Public Services	P	
Recreation–Billiards	C	
Recreation–Commercial Indoor	C	Amusement arcades are allowed only in conjunction with a hotel, motel, or bowling alley
Recreation–Commercial Outdoor	C	
Recreation–Low-Impact	P	
Recreation–Swimming & Tennis	C	
Recuperative Care/Medical Respite	P/C	Subject to § 18.38.125
Recycling Facilities	P/ C	Subject to Chapter 18.48. Small processing facilities under 4,000 s.f. that conduct all work inside are allowed without a conditional use permit.
Repair Services–General	P	
Repair Services–Limited	P	
Research & Development	P	
Restaurants–Full Service	N	
Restaurants–General	P/C	Allowed without a conditional use permit when a part of an industrial complex of 5 or more units
Restaurants–Outdoor Dining	C	Subject to § 18.38.220
Retail Sales–General	C	Industrially-related only
Retail Sales–Kiosks	N	
Retail Sales–Outdoor	C	Subject to § 18.38.190 and 18.38.200
Self-Storage	C	Subject to City Council Policy No. 7.2
Senior Living Facilities (Large)	N	
Sober Living Homes (Large)	N	
Sex-Oriented Businesses	P	Subject to Chapter 18.54
Studios–Broadcasting	P	
Studios–Recording	P	
Towing Services	P	

Transit Facilities	C	
Truck Repair & Sales	C	Subject to § 18.38.200
Utilities–Major	C	
Utilities–Minor	P	
Veterinary Services	P	Permitted without a conditional use permit when conducted entirely indoors subject to § 18.38.270
Warehousing & Storage–Enclosed	P	
Wholesaling	P	

Table 10-B		P=Permitted by Right
ACCESSORY USES AND STRUCTURES: INDUSTRIAL ZONE		C=Conditional Use Permit Required
		M=Minor Conditional Use Permit Required
		N=Prohibited
	I	Special Provisions
Table 10-B		P=Permitted by Right
ACCESSORY USES AND STRUCTURES: INDUSTRIAL ZONE		C=Conditional Use Permit Required
		M=Minor Conditional Use Permit Required
		N=Prohibited
	I	Special Provisions
Accessory Entertainment	P	Subject to § 18.16.060 in conjunction with a commercial use
Amusement Devices	P	
Animal Keeping	P	Subject to § 18.38.030
Antennas–Dish	P	Subject to § 18.38.050
Antennas–Receiving	P	Subject to § 18.38.050
Caretaker Units	P	Subject to § 18.38.090
Fences & Walls	P	Subject to § 18.46.110; this use may occur on a lot without a primary use
Home Occupations	P	Subject to § 18.38.130
Landscaping & Gardens	P	Subject to Chapter 18.46; this use may occur on a lot without a primary use
Mechanical & Utility Equipment– Ground Mounted	P	Subject to § 18.38.160
Mechanical & Utility Equipment– Roof Mounted	P	Subject to § 18.38.170
Parking Lots & Garages	P	
Petroleum Storage–Incidental	P	Shall comply with the Uniform Fire Code
Portable Food Carts	P	Subject to § 18.38.210
Recreation Buildings & Structures	P	
Recycling Facilities	P	Subject to Chapter 18.48
Retail Floor, Wall & Window Coverings	P	Subject to § 18.38.250
Signs	P	Subject to Chapter 18.44
Solar Energy Panels	P	Subject to 18.38.170
Tile Sales	P	Subject to § 18.38.250
Valet Parking	C	

Vending Machines	P	Shall be screened from view from public rights-of-way and shall not encroach onto sidewalks
Warehousing & Storage–Outdoors	P	Subject to § 18.38.200

Table 10-C		P=Permitted by Right
TEMPORARY USES AND STRUCTURES: INDUSTRIAL ZONE		C=Conditional Use Permit Required
		N=Prohibited
	I	Special Provisions
Table 10-C		P=Permitted by Right
TEMPORARY USES AND STRUCTURES: INDUSTRIAL ZONE		C=Conditional Use Permit Required
		N=Prohibited
	I	Special Provisions
Carnivals & Circuses	C	Subject to § 18.38.095 and Chapter 3.32
Christmas Tree & Pumpkin Sales	P	Subject to § 18.38.240
Contractor’s Office & Storage	P	Subject to § 18.38.105
Sale of Fireworks	N	
Real Estate Tract Office	N	
Real Estate Tract Signs	N	
Special Events	P	Subject to § 18.38.240

.105 Dwellings. Dwellings are permitted on properties having a General Plan Land Use Designation for Residential or Mixed-Use Land Uses, identified on General Plan Figure LU-4 (Land Use Plan), subject to the permitted uses and development standards associated with a Typical Implementing Zone that is consistent with the Residential or Mixed-Use Land Use designation for such property, as identified in Table LU-2 of the Land Use Element. The property owner may choose which Typical Implementing Zone to apply insofar as it is consistent with the General Plan. No zoning reclassification is required to utilize this provision of the Code.

.110 Operational Characteristics. All uses shall be conducted in a manner so as not to be objectionable by reason of noise, odor, dust, fumes, smoke, vibrations, excessive lighting (glare) or other similar causes.

.120 All uses shall be conducted wholly within a building, except service station operations that regularly occur outside a building and those outdoor activities permitted in conjunction with uses listed in Chapters 18.10 and 18.36 of the Anaheim Municipal Code.

(Ord. 5920 1 (part); June 8, 2004: Ord. 5944 8; September 28, 2004: Ord. 5998 §§ 10, 11; October 25, 2005: Ord. 6007 §§ 6, 7; November 11, 2005: Ord. 6031 § 15; August 22, 2006: Ord. 6042 § 3; October 3, 2006: Ord. 6100 § 2; March 18, 2008: Ord. 6101 § 9; April 22, 2008: Ord. 6116 §§ 4 - 6; October 14, 2008: Ord. 6234 § 1; February 28, 2012: Ord. 6245 §§ 24-26; June 5, 2012: Ord. 6261 § 2; January 15, 2013: Ord. 6286 §§ 7, 8; September 3, 2013: Ord. 6296 § 7; March 4, 2014: Ord. 6351 § 6; December 15, 2015: Ord. 6382 § 7; October 18, 2016: Ord. 6425 §§ 5, 6; December 19, 2017: Ord. 6432, §§ 8 - 10; April 10, 2018: Ord. 6438 § 1; June 19, 2018: Ord. 6459 § 1; March 5, 2019: Ord. 6473 § 8; December 3, 2019: Ord. 6493 § 4; September 29, 2020: Ord. 6506 §§ 10, 11; February 9, 2021: Ord. 6524 § 6; January 25, 2022: Ord. 6526 § 8; February 15, 2022: Ord. 6555 §§ 14, 15; April 4, 2023: Ord. 6570 § 8; March 19, 2024: Ord. 6580 § 3; June 11, 2024: Ord. 6601 § 3; January 14, 2025 : Ord. 6609 §§ 3, 4; May 13, 2025.)