



Planning Division

Community Development Department
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Industrial Use Table

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X = Unconditionally Permitted

C = Permitted only with
Conditional Use Permit

T = Temporary Use

Land Use	CI	M1	M2
Commercial Uses			
Ancillary Retail ⁴	C	C	C
Animal Hospital/ Boarding (aka, Kennel, indoor or outdoor)		C	X
Amusement or Recreation Facility		C	C
Automobile Repair or Body Shop		X	X
Building Materials Sales and Storage Establishments		X	X
Cafeteria (for Employees Only)	X	X	X
Dry Cleaning and Laundry Facilities (Bulk)		X	X
Office (Corporate)	X	X	X ⁵
Printing Shops	X	X	X
Professional Offices	X	X	
Restaurant ⁷	X	C	C
Trailer, Commercial Truck, and Industrial Equipment Lease or Sales		X	X
Veterinarian Office		X	
Industrial Uses			
Assembly Plant—Electronics	X	X	X
Assembly Plant—Light (Scientific/Medical)	X	X	X
Assembly Plant—Heavy (Vehicles/Vessels/Equipment)			X
Cabinet Shop		X	X
Chemical Supply Establishment			X
Concrete Batch Plant			C
Contractor's Yard		X	X
Crematorium		X	X
Data Processing Establishment	X	X	X
Distribution Facility		C	C
Feed Yard		C	X
Food Processing Plant		C	X
Hazardous Waste Transport, Recycling, Processing, or Storage Facility ^{2,3}			C
Laboratory		X	X

Land Use	CI	M1	M2
Lumber Yard		X	X
Machine Shop		X	X
Manufacturing Plant—Electronic Components, Plastics, Ceramics	C	C	X
Manufacturing Plant—Heavy (Vehicles, Equipment, etc.)			X
Manufacturing Plant—Light (Scientific/Medical)	X	X	X
Mini-Storage, Locker Storage and Rental Facilities		X	X
Music Studio	X	X	X
Research and Development Facility	X	X	X
Sheet Metal Fabrication			X
Tow Yard		C	X
Truck Service Station, Stop, or Terminal		C	C
Truck Storage or Parking Yard		C	X
Truck Stop		C	C
Warehouse Facility		X	X
Waste Material Handling Facility/Recycling Facility			C
Welding Facility		X	X
Wholesale Establishments		X	X
Wrecking Yard or Dismantling Facility			C
Public and Semi-Public Uses			
Religious Institution	C	C	
Day Care Center	X	C	
Emergency Shelter ⁶	C	C	C
Hospital	X	C	C
Medical or Dental Office/ Clinic	X	C	
Public Utility Service		X	X
Schools (Colleges, Vocational, Trade Schools)	X	X	C
Temporary Uses			
Caretaker's Residence ¹		C	C
Christmas Tree Lot		T	T
Festival	T	T	T
Outdoor Booth/Sales	T	T	T

- 1 If a caretaker's residence is in a trailer, recreational vehicle, or a mobile home, it will be permitted for only one (1) year, with a maximum one (1) year extension.
- 2 Not permitted within one thousand (1,000) feet of the exterior limits of any school property or City of Gilroy water well.
- 3 All hazardous waste transport, recycling, processing and storage facilities must comply with the County of Santa Clara's hazardous waste management plan.
- 4 Ancillary retail sales uses include the sales, rental, display, storage, repair and servicing of commodities as part of an existing industrial business. Ancillary retail uses that do not exceed ten percent (10%) of the gross enclosed floor area for buildings that are ten thousand (10,000) square feet or less, or ancillary retail uses that do not exceed five percent (5%) of the gross enclosed floor area for buildings that are larger than ten thousand

(10,000) square feet may be approved by the planning division manager, subject to the definition of “ancillary uses.” Ancillary retail sales uses which are not approvable by the planning division manager will require approval of a conditional use permit. Conditional use permit findings on “ancillary retail” sales uses are subject to the following criteria:

- (a) The floor area used for retail display and sales occupies no more than twenty-five percent (25%) of the gross floor area of the building.
 - (b) The area used for retail display and sales is separated from the remainder of the building area by a partition.
 - (c) All retail display and sales uses are conducted within a completely enclosed building.
 - (d) The retail use complies with all parking requirements of Article XXXI. Such uses do not increase the amount of parking or traffic beyond that generally associated with the primary industrial use.
 - (e) The retail use (including any signage, displays and advertising) is in keeping with the industrial character of the district.
- 5 Corporate offices are allowed in the M2 district when in conjunction with an otherwise allowed industrial use for the district.
- 6 Emergency shelters shall be subject to the performance standards listed in section 30.41.32.
- 7 A drive -through window may be allowed for retail establishments/ restaurant uses outside of the downtown.