

EXHIBIT A.5

17.16 INDUSTRIAL DISTRICTS

17.16.010 Purpose.

- A. This chapter applies to all development in the Industrial Districts. The purpose of these zoning districts is to:
1. Provide appropriate industrial areas to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment.
  2. Protection of adjoining residential areas from excessive noise, illumination, unsightliness, odor, smoke, and the objectionable influences.
  3. Provide flexibility in the location and design of new developments to anticipate changes in the market;
  4. Provide employment opportunities for existing and future residents of the City and those of adjacent communities.
  5. Provide adequate space to meet the needs of industrial development, including off-street parking and loading.
  6. Minimize traffic congestion and avoid the overloading of utilities.
  7. Promote high standards of site planning and landscape design for industrial developments within the City.
  8. Promote a mix of industrial uses that provide the City with a sound, diverse and employment enhancing industrial base.
  9. Promote and regulate the development of wind, solar and other alternative energy resources available within the City and its sphere of influence.
  10. Ensure compatibility with adjacent land uses.
- B. The purpose of the individual industrial land use districts are as follows:
1. I-L (Light Industrial) District. This district is intended to retain, enhance, and intensify existing and provide for the new development of lighter industrial uses along major transportation routes serving the City.
  2. I-E (Industrial-Energy Production) District. This district is intended to promote the development and harvesting of wind and other energy resources in western areas of the City, while ensuring their compatibility with adjacent land uses. Additionally, this

land use district provides for the development of interim uses including, but not limited to, properly screened equipment storage yards, plant nurseries, recreation (non-structural), etc., which do not impair the long-term ability to develop and harvest wind and other energy resources. Wind turbines are herein generally referred to as WECS (wind energy conversion systems).

17.16.020 Permitted uses.

- A. Table 17.16.01 lists the uses permitted in each of the Light Industrial and Industrial-Energy Production Districts utilizing the following key:

“P” Use is permitted by right.

“A” Use is accessory to an established primary use.

“AUP” Use requires an Administrative Conditional Use Permit.

“CUP” Use requires a Conditional Use Permit.

“TUP” Use requires a Temporary Use Permit.

“--” Use is prohibited.

- B. Land uses listed in Table 17.16.01 use definitions from the North American Industry Classification System (NAICS) unless otherwise defined specifically by this Title. The individual land uses permitted in each of the mixed-use districts are grouped in Table 17.14.01 using the major land use categories of Commercial, Industrial, Institutional, Residential and Other.

**TABLE 17.16.01  
PERMITTED USES – INDUSTRIAL DISTRICTS**

USE	INDUSTRIAL DISTRICTS		CODE SECTION
	I-L	I-E	
<b>BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE</b>			
Automated Teller Machines (ATMs) - Drive up	--	--	
Business Support Services	AUP	--	
Check Cashing and/or Payday Loans	--	--	
Financial Institutions and Related Services (without drive-through facilities)	--	--	
Office, Business and Professional (excluding Medical and Dental Office)	A	--	
<b>EATING AND DRINKING STABLISHMENTS</b>			
Bars, Lounges, Nightclubs, and Tasting Rooms	CUP	--	17.12.050
Food Preparation/Catering (no on-site sales or service)	AUP	--	
Restaurant - Full or Limited Service, Serving Alcohol	CUP	--	17.12.050

USE	INDUSTRIAL DISTRICTS		CODE SECTION
	I-L	I-E	
Restaurant – Full or Limited Service, No Alcohol Sales	AUP	--	
Restaurant with Drive-through Facilities	CUP	--	17.16.070
Snack Bar	A	A	
<b>INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING</b>			
Brewery, Winery, or Distillery	AUP	CUP	17.12.050
Data Centers	AUP	--	
Hazardous Waste Facilities	--	CUP	
Food Processing	P	--	
Furniture and fixtures manufacturing, cabinet shops, and woodworking shops (wholesale sales only)	P	--	
Laboratory – Medical, Analytical, Research, Testing	P	--	
Laundries and Dry-Cleaning Plants	P	--	
Manufacturing – Heavy	--	--	
Manufacturing – Light	P	--	
Recycling			
Small Collection Facility	--	--	17.12.150
Large Collection Facility	CUP	CUP	17.12.150
Light Processing	CUP	CUP	17.12.150
Heavy Processing	--	CUP	17.12.150
Reverse Vending Machine	A	--	17.12.150
Research and Development	P	--	
Storage – Outdoor	AUP	CUP	
Warehouse, Wholesaling and Distribution	P	--	
<b>LODGING</b>			
Hotel and Motel (without spa)	--	--	
Spa Resort	--	--	
Homeless Shelters—up to 20 beds	P	--	
Homeless Shelters—more than 20 beds	P	--	
<b>MARIJUANA USES</b>			
Marijuana Delivery	AUP	-	17.180.045
Marijuana Distribution	AUP	-	17.180.080
Marijuana Cultivation	AUP	-	17.180.050
Marijuana Manufacturing	AUP	-	17.180.060
Marijuana Storefront Retail	--	--	17.180.040

USE	INDUSTRIAL DISTRICTS		CODE SECTION
	I-L	I-E	
Marijuana Testing Facilities	AUP	-	17.180.070
<b>MEDICAL-RELATED AND CARE USES</b>			
Ambulance Fleet	P	--	
Clinic and Urgent Care	AUP	--	
Day Care Center	--	--	
Health Facilities, Therapy and Rehabilitation	CUP	--	
Hospital	CUP	--	
Office, Medical and Dental Office	--	--	
Residential Care Facilities	--	--	
<b>PUBLIC AND ASSEMBLY USES</b>			
Cultural Institutions	P	--	
Public Assembly Facilities	CUP	--	
Religious Assembly Facilities	CUP	--	
Schools, Private	--	--	
Trade and Vocational Schools	P	--	
Tutoring and Education Centers	--	--	
<b>RECREATION AND ENTERTAINMENT</b>			
Arcade (Electronic Game Center)	--	--	
Commercial Recreation – Indoors	AUP	--	
Commercial Recreation – Outdoors	AUP	--	
Entertainment, Indoor	--	--	
Health/Fitness Facilities			
Health/Fitness Facilities – Small	AUP	--	
Health/Fitness Facilities – Large	AUP	--	
<b>RETAIL USES</b>			
Alcohol Beverage Sales			
Alcohol Sales, for Off-Site Consumption	--	--	
Alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use	CUP	--	
Building Materials and Services, Indoor	P	--	
Building Materials and Services, Outdoor	AUP	--	
Convenience Store, No Alcohol Sales	P	--	17.16.060
Farmers’ Market	--	--	
Grocery Store	--	--	
Nurseries and Garden Centers	P	AUP	

USE	INDUSTRIAL DISTRICTS		CODE SECTION
	I-L	I-E	
Outdoor Temporary and/or Seasonal Sales	TUP	--	
Recreational Equipment Rentals – Indoor Only	P	--	
Retail Sales - General	--	--	
Retail Sales - Restricted	CUP	--	
Vehicle Sales and Rental	CUP	--	
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	AUP	--	
<b>SERVICE USES</b>			
Animal Care, Services			
Animal Boarding/Kennels, Grooming	AUP	--	
Veterinary Services, Large Animal	CUP	--	
Veterinary Services, Small Animal	AUP	--	
Funeral Parlors and Internment Services	P	--	
Instructional Services	--	--	
Maintenance and Repair Services - Indoor	P	--	
Moving Companies, Storage Allowed	P	--	
Personal Services, General	P	--	
Personal Services, Restricted	CUP	--	
Recording Studio	P	--	
Social Service Facilities	--	--	
Storage			
Storage - Personal	CUP	CUP	17.16.080
Storage – Outdoor Recreational Vehicle Storage	CUP	CUP	
Vehicle Repair and Services			
Service/Fueling Station	AUP	--	17.16.100
Vehicle Washing/Detailing	AUP	--	
Vehicle Service, Minor	P	--	
Vehicle Service, Major	AUP	--	
<b>TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES</b>			
Car Sharing – Parking	AUP	--	
Freight and Trucking Terminals	CUP	--	
Parking Facility - Temporary	TUP	--	
Solar Farm	A	AUP	
Utility Facilities - Staffed	AUP	AUP	
Utility Facility - Unstaffed	P	P	

**CITY OF DESERT HOT SPRINGS  
TITLE 17 – ZONING REGULATIONS**

USE	INDUSTRIAL DISTRICTS		CODE SECTION
	I-L	I-E	
Vehicle Charging Stations - Commercial	AUP	AUP	
Vehicle Storage	CUP	CUP	
Wind Machines and Wind Farms	CUP	CUP	17.16.140
Wireless Communication Facilities - Minor	P	P	
Wireless Communication Facilities - Major	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	P	
<b>OTHER USES</b>			
Caretaker Quarters	A	A	
Donation Boxes - Outdoors	--	--	
Drive-Through or Drive-Up Facilities	CUP	--	
Vending Machine	A	--	