

**SECTION 25.** Part 13 of Chapter 22.40 is hereby added as follows:

**Part 13**

**( )-IP Industrial Preservation Zone**

**Sections:**

**22.40.600**            **Established for Certain Zones.**

**22.40.610**            **Purpose.**

**22.40.620**            **Prohibited Uses.**

**22.40.600**            **Established for Certain Zones.**

Zone ( )-IP (Industrial Preservation) is established as a combining zone to pair with certain Zone M-1, M-1.5, M-2, M-2.5, M-3, MPD, B-1, B-2, and P-R properties.

**22.40.610**            **Purpose.**

Zone ( )-IP is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. The combining zone serves to expressively prohibit uses that do not align with the purpose of this zone.

**22.40.620**            **Prohibited Uses.**

In addition to uses prohibited in Section 22.32.032, premises in Zone ( )-IP shall not be used for the following uses:

- Amphitheaters, theaters and other auditoriums, as primary uses.

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment for recreational use.

- Animal breeding facilities.

- Animal kennels, shelters and pounds.

- Antique shops.

- Appliance stores, household.

- Aquaria, menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals.

- Arboretums and horticultural gardens.

- Arcades, game or movie.

- Archery ranges.

- Art galleries.

- Art supply stores.

- Athletic fields and stadiums.

- Auction houses.

- Barbershops.

- Bars and cocktail lounges.

- Baseball parks.

- Beauty shops.

- Bicycle, motorcycle, and motorscooter sales and rentals.

- Billiard halls.

- Boat and other marine sales and rentals.
- Body-piercing parlors.
- Bookstores.
- Bowling alleys.
- Boxing arenas.
- Candy stores and confectioneries.
- Car washes, automatic, coin-operated, and hand-wash.
- Cardrooms or clubs.
- Carnivals, commercial or otherwise.
- Cattle sales yards.
- Ceramics shops, retail only.
- Christmas trees and wreath sales.
- Churches, temples, or other places of religious worship.
- Circuses and wild or domestic animal exhibitions.
- Clothing stores.
- Comfort stations.
- Community centers.
- Community gardens.
- Correctional institutions, including jails, farms, and camps.
- Costume rentals.
- Crops.
- Dairies.

- Dance halls and pavilions.
- Dental clinics.
- Department stores.
- Dog training schools.
- Domestic violence shelters.
- Dress shops.
- Drugstores.
- Escort bureaus.
- Farmers' markets.
- Feed and grain sales.
- Florist shops.
- Furniture and appliance sales and rentals.
- Furrier shops.
- Games of skill.
- Gift shops.
- Glass and mirror sales.
- Golf courses and driving ranges, including miniature golf courses.
- Grange halls.
- Greenhouses.
- Gymnasiums.
- Health food stores.
- Hobby supply stores.

- Homeless shelters.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice sales, retail only.
- Jail or honor farms.
- Jewelry stores.
- Juvenile halls.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Leather goods stores.
- Libraries.
- Live entertainment, accessory.
- Livestock breeding, feeding, grazing, keeping and raising, including pigs  
and hogs.
- Locksmith shops.
- Lodge halls.
- Massage parlors.
- Millinery shops.
- Mobilehome sales.
- Model home display centers and sales offices.
- Mortuaries.

- Museums.
- Music stores.
- Nightclubs.
- Notions or novelty stores.
- Observatories.
- Outdoor dance pavilions.
- Outdoor festivals.
- Outdoor skating rinks.
- Paint and wallpaper stores.
- Pawnshops.
- Permanent cosmetics parlors.
- Pet cemeteries and crematories.
- Pet grooming services.
- Pet stores, including supply sales.
- Photographic equipment and supply stores.
- Plant nurseries, including the growing of nursery stock.
- Pool halls.
- Race tracks of any kind.
- Radio and television stores.
- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size,

including hatching, fattening, marketing, sale, and including eggs, honey, or similar products derived therefrom.

- Recreation clubs, including tennis, polo, swimming, and similar outdoor recreational activities.

- Recreational vehicle sales and rentals.
- Retail stores, as primary uses.
- Revival meetings in tents.
- Riding academies.
- Riding and hiking trails.
- Rifle, pistol, skeet, or trap ranges.
- Secondhand stores.
- Self-service storage facilities.
- Shoe repair shops.
- Shoe stores.
- Shooting galleries.
- Sightseeing agencies.
- Silver shops.
- Skating rinks, ice or roller.
- Sporting goods stores.
- Stables for the boarding, raising, or training of horses.
- Stamp redemption centers.
- Stationary stores.

- Steam or sauna baths.
- Swap meets.
- Swimming pools.
- Tasting rooms, remote.
- Tattoo parlors.
- Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.
- Theaters, drive-in.
- Tobacco shops.
- Tourist information centers.
- Toy stores.
- Watch repair shops.
- Wedding chapels.
- Yarn and yardage stores.

**SECTION 26.** Part 8 of Chapter 22.44 (Transit Oriented Districts) is hereby deleted in its entirety.

~~Part 8 TRANSIT ORIENTED DISTRICTS~~

~~22.44.400 Intent and Purpose.~~

~~Transit-oriented districts are established as supplemental districts in order to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion, and to improve air quality. To achieve these goals, the following transit-oriented districts are established to create and apply unique development standards and case processing procedures to geographic areas within an~~