

Wildomar, California Municipal Code

Title 17 ZONING

Chapter 17.88 I-P INDUSTRIAL PARK ZONE

17.88.010 Uses permitted.

The following uses are permitted provided an industrial park plot plan has been approved pursuant to the provisions of Chapter [17.216](#):

A. Industrial and manufacturing uses:

1. Food, lumber, wood and paper products:
 - a. Grain and bakery products;
 - b. Sugar and confectionery products;
 - c. Nonalcoholic beverages;
 - d. Ice;
 - e. Manufacture of furniture and fixtures including cabinets, partitions, and similar items;
 - f. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items;
 - g. Binding of books and other publications.
2. Textile and leather products:
 - a. Wearing apparel and accessory products;
 - b. Manufacture of handbags, luggage, footwear, and other personal leather goods.
3. Chemical and glass products:
 - a. Pharmaceutical research and manufacture;
 - b. Glassblowing, pressing, cutting, and other glassware products.
4. Metal, machinery, and electrical products:
 - a. Jewelry manufacture and repair;

- b. Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electromechanical nature, such as, but not limited to:
 - i. Television and radio equipment and systems,
 - ii. Phonographs and audio units,
 - iii. Metering instruments, equipment and systems,
 - iv. Radar, infrared and ultraviolet equipment and systems,
 - v. Coils, tubes, semiconductors and similar components,
 - vi. Scientific and mechanical instruments,
 - vii. Data processing equipment and systems,
 - viii. Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems,
 - ix. Musical and recording equipment;
 - c. Office and computing machine manufacture, repair and sales;
 - d. Control devices and gauges;
 - e. Equipment sales, rental and storage;
 - f. Appliance manufacture and repair;
 - g. Manufacture of lighting fixtures and supplies.
5. Transportation and related industries:
- a. Vehicle storage and impoundment within an enclosed building;
 - b. Trailer, recreational vehicle, and boat storage within an enclosed building.
6. Engineering and scientific instruments:
- a. Manufacture and repair of engineering, scientific and medical instrumentation, including, but not limited to:
 - i. Measuring devices, watches, clocks, and related items,
 - ii. Optical goods,
 - iii. Medical and dental instruments,
 - iv. Engineering, survey, and drafting instruments,

v. Photographic equipment.

7. Industrial uses:

- a. Public utility substations and storage buildings;
- b. Warehousing and distribution, including mini-warehouses;
- c. Industrial warehousing and distribution, excluding mini-warehouses;
- d. Communications and microwave installations;
- e. Cold storage facilities;
- f. Telephone exchanges and switching equipment;
- g. Post offices;
- h. Fire and police stations;
- i. Water and gas company service facilities;
- j. Parcel delivery services;
- k. Recycling collection facilities.

B. The following service and commercial uses:

1. Banks and financial institutions.
2. Blueprint and duplicating services.
3. Laboratories, film, medical, research or testing centers.
4. Mini-warehouses, subject to the development standards of Chapter [17.240](#) (Mini-Warehouses).
5. Office equipment sales and service.
6. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.
7. Parking lots and parking structures.
8. Restaurants and other eating establishments.
9. Barber and beauty shops.
10. Day care centers.
11. Health and exercise centers.

12. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit.
13. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.
14. Signs, on-site advertising.
15. Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.
16. Motels.
17. Churches, temples or other structures used primarily for religious worship.
18. Emergency shelters subject to the following provisions:
 - a. Distance Separation Requirements. No emergency shelter shall be located within 250 feet of any other emergency shelter.
 - b. Occupancy. An emergency shelter shall not exceed 40 residents, excluding staff.
 - c. Length of Occupancy. Any single resident's stay shall not exceed six consecutive months.
 - d. Parking Requirements. Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents.
 - e. Management. An emergency shelter must adequately comply with the following management standards:
 - i. There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.
 - ii. Security shall be provided on site during hours of operation.
 - iii. On-site management shall be provided by at least one emergency shelter staff member at all times while residents are present at the shelter.
 - iv. Emergency shelter lighting shall be consistent with the City of Wildomar's adopted building code and light protection ordinance.

C. The following uses are permitted provided a conditional use permit has been granted pursuant to Chapter [17.200](#):

1. Airports.
2. Heliports.

3. Recycling processing facilities.
4. Cannabis cultivation, manufacturing, distribution, and testing laboratories, subject to the requirements of Chapter [17.315](#) (Cannabis Businesses).
5. Automobile and diesel service stations, with the concurrent sale of beer and wine for off-premises consumption.

D. Sex-Oriented Businesses. Subject to the provisions of Chapter [5.40](#), the uses listed in subsections A, B and C of this section do not include sex-oriented businesses.

E. Any use that is not specifically listed in subsections A, B and C of this section may be considered a permitted or conditionally permitted use; provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls. (Ord. 215 § 3, 2022; Ord. 187 § 7, 2020; Ord. 87 § 20, 2014; Ord. 69 §§ 4, 5, 2012; Ord. 18 § 2, 2008, RCC § [17.96.010](#))

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