

Chapter 18.11

I INDUSTRIAL DISTRICTS

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18.11.010 I purposes and application.

The industrial districts are included in the zoning code to achieve the following purposes:

A. To reserve appropriately located areas for various types of industrial plants and related activities;

B. To protect areas appropriate for industrial use from intrusion by residences and other inharmonious uses;

C. To protect residential, commercial and nuisance-free nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation, hazardous chemicals and other hazardous and objectionable influences incidental to certain industrial uses;

D. To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other;

E. To provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas; and

F. To provide industrial employment opportunities for residents of the city. (Ord. 437 § 1 (part), 1989)

18.11.020 IL light industrial district.

A. Application. This district is intended primarily for application to those areas of the city which are designated for light industrial use by the general plan.

B. Permitted Uses.

Any use listed as a permitted use in the CS service commercial district.

Light industrial and related uses, including:

Assembly of small electric appliances such as lighting fixtures, irons, fans, toasters and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances.

Assembly of small electrical equipment such as home motion picture equipment, phonographs, video cameras and radio and television receivers, but not including electrical machinery.

Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, cameras and photographic equipment, except film, electronic equipment, musical instruments, precision instruments, optical goods, watches and clocks.

Manufacture of ceramic products, such as pottery, figurines and small glazed tile.

Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, toilet soap (not including refining or rendering of fats or oils) and toiletries.

Manufacture and assembly of electrical supplies such as coils, condensers, crystal holders, insulation, lamps, switches and wire and cable assembly; provided, no noxious or offensive fumes or odors are produced.

Manufacture of cutlery, hardware, hand tools and furniture, die and pattern making; metal stamping and extrusion of small products such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.

Manufacturing, assembling, compounding, packaging and processing of articles or merchandise from the following previously prepared materials: asbestos, bone, canvas, cellophane, cellulose, cloth, cork, feathers, felt, fiber and synthetic fiber,

fur, glass, hair, horn, leather, paint (not employing a boiling process), paper, plastics, precious or semi-precious metals or stones, rubber and synthetic rubber, shell, straw, textiles, tobacco and wood.

Manufacturing, assembling, compounding, processing, packaging or treatment of such products as bakery goods, candy, dairy products, food products, including fruits and vegetables, but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils.

Blacksmith shops; boat building; electric motor rebuilding, machine shops, paint shops.

Food lockers and accessory sales.

Gasoline service stations, including dispensing of diesel and liquid petroleum gas fuels and complete truck service.

Lumber yards, including planing mills; mattress manufacture; storage yards for commercial vehicles or feed; flour, feed and grain mills; grain elevators.

Manufacture and maintenance of electric and neon signs, billboards and commercial advertising structures.

Offices, retail stores and watchman's living quarters incidental to and on the same site with an industrial use.

Public utility and public service structures and facilities such as communications equipment buildings, electric distribution substations, electric transmission substations, gas regulator stations, public service pumping stations, public utility service yards, corporation yards, railroad rights-of-way and stations, reservoirs and storage tanks.

Incidental and accessory structures and uses located on the same site as a permitted use.

Other uses which are added to this list according to the procedure in Chapter 18.15.

C. Permitted Uses—Administrative Approval.

Gas and electric transmission lines, in accordance with Chapter 18.16.

Mobile or modular offices in accordance with the requirements of Chapter 18.14.

Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval, or conditional use.

Other uses which have been added to this list according to the procedure in Chapter 18.15.

D. Conditional Uses—City Council Approval. Any of the uses listed in Section 18.11.030(B); provided, that on the basis of the use permit application and the evidence submitted, the city council makes the following findings in addition to the findings prescribed in Chapter 18.17:

1. That consideration of all the determinable characteristics of the use which is the subject of the application indicates that the use has the same essential characteristics as the uses listed in Section 18.11.020(B) with respect to methods of operation, type of process, materials, equipment, structures, storage and appearances.

2. If the use involves nuisance or hazardous characteristics, that the application includes sufficient evidence to indicate that special devices, construction or site design are planned to eliminate the nuisance or hazardous characteristics normally attendant to operation of the use.

3. That the use reasonably can be expected to conform with the required conditions prescribed for the I district in Section 18.11.060.

Bulk storage and delivery of liquefied petroleum gas.

Public buildings and grounds.

Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

Modest expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges.

Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

18.11.030 IH heavy industrial district.

A. Application. This district is intended for application to these urban areas of the city which are designated for heavy industrial use in the general plan.

B. Permitted Uses. Any use listed as a permitted use in the IL district, excluding all CS uses. Heavy industrial and related uses including:

Aircraft and aircraft accessories and parts manufacture;

Automobile, truck and trailer accessories and parts manufacture;

Bag cleaning;

Battery manufacture;

Boiler works;

Box factories and cooperage;

Breweries, distilleries and wineries;

Building materials manufacture and assembly including composition wallboard, partitions, panels and prefabricated structures;

Business machine manufacture including accounting machines, calculators, card counting equipment and typewriters;

Can and metal container manufacture;

Candle manufacture, not including rendering;

Carpet and rug manufacture;

Cement products manufacture provided no hazard of fire or explosion is created, including adhesives, bleaching products, bluing, calcimine, dye stuffs (except aniline dyes), essential oils, soda and soda compounds and vegetable gelatin, glue and size;

Concrete and concrete products manufacture;

Cotton ginning, cotton wadding, cotton seed processing and linter manufacture;

Clay products manufacture including brick, fire brick, tile and pipe;

Fire arms manufacture;

Food products manufacture including such processing as cooking, dehydrating roasting, refin-

ing, pasteurization and extracting involved in the preparation of such products as casein, cereal, chocolate and cocoa products, cider and vinegar, coffee, fruits and vegetables, glucose, milk and dairy products, molasses and syrups, oleo/margarine, pickles, sauerkraut, sugar, vegetable oils and yeast;

Glass and glass products manufacture;

Graphite and graphite products manufacture;

Gravel, rock and cement yards;

Ink manufacture;

Insecticides, fungicides, disinfectants and similar agricultural, industrial and household chemical compounds manufacture;

Jute, hemp, sisal and oakum products manufacture;

Leather and fur finishing and dyeing, not including tanning and curing;

Machinery manufacture including heavy electrical, agricultural, construction and mining machinery and light machinery and equipment such as air conditioning, commercial motion picture equipment, dishwashers, dryers, furnaces, heaters, refrigerators, stoves and washing machines;

Machine tools manufacture including metal lathes, metal presses, metal stamping machines and woodworking machines;

Meat products processing and packaging, not including slaughtering and glue and size manufacture;

Metal alloys and foil manufacture including solder, pewter, brass, bronze and tin, lead and gold foil;

Metal casting and foundries not including magnesium foundries;

Motor and generator manufacture and testing;

Paper products manufacture including shipping containers, pump goods, carbon paper and coated paper stencils;

Paraffin products manufacture;

Plastic manufacture;

Porcelain products manufacture including bathroom and kitchen fixtures and equipment;

Precious metals reduction, smelting and refining;

Rubber products manufacture including tires and tubes;

Sand blasting;

Shoe polish manufacture;

Solid waste recycling;

Starch and dextrine manufacturing;

Steel products manufacture and assembly including steel cabinets and lockers, doors, fencing and furniture;

Steam electric generating stations;

Stone products manufacture and stone processing including abrasives, asbestos, stone screening and sand and lime products;

Storage, sorting, collecting or baling of iron, junk, paper, rags or scrap;

Structural steel products manufacture including bars, girders, rail and wire rope;

Textile bleaching;

Wire and cable manufacturing;

Wood and lumber processing and woodworking including planing mills and saw mills, excelsior, plywood, veneer and wood-preserving treatment;

Incidental and accessory structures and uses located on the same site as a permitted use;

Other uses which are added to this list according to the procedure in Chapter 18.15.

C. Permitted Uses; Administrative Approval.

Gas and electric transmission lines.

Mobile and modular offices.

Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval, or conditional use.

Other uses which are added to this list according to the procedure in Chapter 18.14.

D. Conditional Uses—City Council Approval.

The following uses and other uses may be approved according to the procedures in Chapter 18.17; provided, however, that for uses which involve nuisances, dangers of fire or explosion or other hazards to health and safety, the city council shall make a specific finding that the use can be expected to conform with each of the required

conditions prescribed for an IH district in Section 18.11.040. The council may require submission of reports by technical consultants or other evidence in addition to the data prescribed in Chapter 18.17:

Asphalt and asphalt products manufacture;

Cement, lime, gypsum and plaster of paris manufacture;

Charcoal, lampblack and fuel briquettes manufacture;

Chemical products manufacture including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates of an explosive nature, potash, pyroxlin, rayon yarn, and carbolic, hydrochloric, picric and sulfuric acids;

Coal, coke and tar products manufacture;

Drop forges;

Dumps and slag piles;

Electroplating shops;

Explosives manufacture and storage;

Fertilizer manufacture;

Film manufacture;

Fireworks manufacture and storage;

Fish products processing and packaging;

Garbage and refuse dumps;

Gas and oil wells;

Gas manufacture or storage;

Gelatin, glue and size manufacture from animal or fish refuse;

Grain rolling and storage;

Incineration or reduction of garbage, offal and dead animals;

Junk yards;

Lard manufacture;

Linoleum and oil cloth manufacture;

Liquefied petroleum gas bulk storage and delivery;

Magnesium foundries;

Manure, peat and topsoil processing and storage;

Metal and metal ores reduction, refining, smelting and alloying;

Motor vehicles wrecking yards;
 Paint manufacture including enamel, lacquer, shellac, turpentine and varnish;
 Paper mills;
 Petroleum and petroleum products refining and storage;
 Public buildings and grounds;
 Rifle and pistol ranges;
 Rubber manufacture or processing including natural or synthetic rubber and gutta-percha;
 Soap manufacture including fat rendering;
 Steam plants;
 Stock yards, stock feeding yards and slaughter houses;
 Stone quarries, gravel pits, mines and stone mills;
 Storage of inflammable liquids;
 Storage of used building materials;
 Tallow manufacture;
 Tanneries and curing and storage of rawhides;
 Wood and bones distillation;
 Wood pulp and fiber reduction and processing;
 Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24;
 Modest expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation less than one hundred dollars, and nonconforming fences, walls and hedges;
 Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

18.11.040 I required conditions.

A. In the IL and IH districts, all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

B. No use shall be permitted and no process, equipment or materials shall be employed which is found by the city council to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt refuse, noise, vibrations, illumination, glare or heavy truck traffic or to involve any hazard of fire, explosion or radio activity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

C. No solid or liquid wastes shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with applicable regulations of the Central Valley Regional Water Quality Control Board.

D. In an IL or IH district, no use shall emit particulate matter or other air pollutants in excess of the applicable air pollution emission standards of the Tulare County Air Pollution Central District, the state or of the federal government.

E. Notwithstanding the provisions of subsection D of this section, no industrial use shall be permitted to utilize coal as a fuel in any form as a source of fuel for the conduct of any industrial operations within the city. (Ord. 437 § 1 (part), 1989)

18.11.050 I property development standards.

A. Screening and Landscaping—Fences, Walls and Hedges.

1. Where a site adjoins a UR, RCO, RA, R, RM, PO or CC district, a solid wall or screen fence seven feet in height or such other height or type of screening device as may be required by the planning department, shall be located on the property line common to such districts, except in a required front yard.

2. A use not conducted entirely within a completely enclosed structure, or site across a street or an alley from a UR, RA, R, RM or CC district, shall be screened by an ornamental solid wall or screen fence, not less than seven feet in height, if found by the city planning department to be unsightly.

3. In an IL district, open storage of materials and equipment shall be permitted only within an area surrounded and screened by an ornamental solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than seven feet in height.

4. No fence, wall or hedge exceeding four feet in height, with the top one foot being fifty percent or more open, shall be located or maintained within the area of a corner lot on the street side of a diagonal line connecting points located thirty feet along the property lines as measured from the intersection of the property lines at the street corner.

5. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard, except that a chain-link fence greater than three feet in height may be located in any portion of a required front yard.

B. Site Area. The minimum site area shall be one-half acre in the IH district. No minimum site area shall be required in the IL district.

C. Frontage, Width and Depth of Site. No limitations.

D. Coverage. No Limitations.

E. Yard Requirements.

1. Front Yard. The minimum front yard for both the IL and IH districts shall be ten feet.

2. Rear and Side Yards. Except as provided below, no rear yard or side yards shall be required:

a. The minimum rear yard abutting a UR, RCO, RA, R, RM, PO, or C district shall be fifteen feet.

b. On a reversed corner lot adjoining a key lot in a UR, REO, RA, R, RM, PO or C district, the minimum side yard adjoining the street shall not be less than one-half the required front yard on the key lot.

c. The minimum side yard abutting a UR, RCO, RA, R, RM, PO or C district shall be fifteen feet.

F. Distances Between Structures. No limitations.

G. Building Height. No greater than seventy-five feet, except that a greater height may be approved for tanks, towers, silos and similar facilities under the provisions of Chapter 18.17.

H. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.1.3.

I. Signs and Outdoor Advertising Structures. No signs or outdoor advertising structure of any character shall be permitted except as provided in Chapter 18.14. (Ord. 437 § 1 (part), 1989)

18.11.060 I project review requirements.

A. Site Plan Review. Land uses listed under "Permitted Uses" in any I district shall require site plan review approval, consistent with the provisions of Chapter 18.18.

B. Administrative Approval. Land uses listed under "Permitted Uses—Administrative Approval" in any I district shall require administrative approval, consistent with the provisions of Chapter 18.16.

C. Conditional Use Permits. Land uses listed under "Conditional Uses—City Council Approval" in any I district shall require conditional use permit approval, consistent with the provisions of Chapter 18.17.

D. Temporary Use Permits. Temporary commercial or promotional use of any site in any I district shall require approval of a temporary use permit, consistent with the provisions of Section 18.17.180. (Ord. 489 § 1 (part), 1998; Ord. 437 § 1 (part), 1989)

18.11.070 I general provisions and exceptions.

All uses shall be subject to the general provisions and exceptions in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

18.11.080 IP planned industrial districts.

A. Purposes and Application. The IP planned industrial district is intended for application to

those industrial areas which are planned for development for the mutual protection of a community of industries in accordance with a development program approved by the city. Such a program involves the combining of certain uses and a set of development regulations which are more restrictive than those otherwise provided in the IL and IH districts.

B. Regulations. In order to assure the mutual protection and compatibility of uses to be located within an IP district, the owners of all the land within the area proposed to be classified IP shall submit the following to the city:

1. More restrictive list of these uses set forth in Sections 18.11.020(B) and (C), and Sections 18.11.030(B) and (C) of this chapter, which uses are desired by the owners to be listed as permitted uses under this section;

2. A statement of more restrictive regulations relating to each of the subjects of Sections 18.10.060 through 18.10.150, and Sections 18.11.040 through 18.11.140 of this chapter than are now provided by these sections and which are desired by the owners to become additional regulations under this section.

Upon written approval of the city council, the list of permitted uses and statements of more restrictive regulations requested for a particular parcel of land shall become the regulations of this section with respect to such parcel of land by reference with the same force and effect as if the regulations were specifically set out and described under this section; provided, however, such statements of more restrictive regulations shall apply in addition to those prescribed within Section 18.11.050 of this chapter.

3. All uses listed as requiring conditional use permits in the IL or IH districts shall be considered as conditional uses under this section.

4. The minimum acreage required for the application of the IP district shall be five acres.

C. Required Conditions. Before the city council may give written approval pursuant to this section and classify property as being within the IP

district, the owners shall record, in the office of the county recorder, deed restrictions running with the land affected corresponding to the list of permitted uses and statements of more restrictive regulations approved pursuant to the provisions of subsection B of this section. (Ord. 437 § 1 (part), 1989)