

CHAPTER 16.24

INDUSTRIAL DISTRICTS

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16.24.010 Purpose.

The purpose and intent of the industrial districts are to provide the range of uses permitted with the policies consistent with the General Plan. Besides the general purpose, some specific objectives are listed below.

A. Provide appropriate industrial areas to accommodate enterprises engaged in manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment.

B. Provide adequate space to meet the needs of industrial development, including off-street parking and loading.

C. Reduce traffic congestion and avoid the overloading of utilities.

D. Protect industrial areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.

E. Promote high standards of site planning, and landscape design for industrial developments within the City.

F. Provide employment opportunities for existing and future residents of the City and those adjacent communities.

G. Promote a mix of industrial uses that give the City a sound, diverse industrial base.

H. Promote consolidation of industrial uses into comprehensively planned industrial parks.

I. Ensure compatibility with adjacent land uses.

Each individual industrial district purpose is summarized below. (Ord. 606, 1999)

M-1 DISTRICT (Light Industrial) This district is intended to retain, enhance and intensify existing uses and provide for the development of lighter industrial uses along major vehicular and rail transportation routes serving the City.

M-2 DISTRICT (Heavy Industrial) This district is intended to provide for the continuation and development of heavy manufacturing industries in locations where the use will be compatible with and not adversely impact adjacent land uses. (Ord. 606, 1999; (Ord. 782, 2011)

16.24.020 Permitted Uses.

Table 16.24.1 lists the permitted and conditionally permitted use types in each Zoning District, as defined in Chapter 16.12 Definitions and Use Classification Systems. (Ord. 652, §1, 2002; (Ord. 782, 2011)

16.24.030 Development Standards for Industrial Districts.

A. Site Plan Permit. A site plan permit is required for all new projects and any project that includes expanding, substantially modifying or changing an existing use, as defined in Chapter 16.72 (Site Plan Permit Review) of this code.

B. Building Site Area Requirements. All uses must be on a parcel sufficient to provide for the use, open space, landscaping and off street parking.

C. Lots and Structure Standards. Unless otherwise specified, all lots and structures shall comply with the provisions in Table 16.24.2. (Ord. 815, 2014)

D. Off-Street Parking and Loading. Shall be provided as prescribed in Chapter 16.144 (Parking and Loading) of this code.

E. Landscaping. A minimum of ten (10%) percent of a building site must be landscaped. A landscaping plan for all uses indicating plant species, initial size, location, method of irrigation, and growth characteristics consistent with any adopted standard details must be approved by City Staff prior to issuance of any permits. The required landscaping must be installed prior to final inspection and must be maintained by the property owner. Landscaping and irrigation shall be in compliance with Chapter 16.148 (Landscaping and Irrigation).

F. Trash Enclosures. Fully enclosed trash collection areas must be provided at locations that are readily accessible to occupants and sanitation collectors.

G. Masonry Wall. An eight (8) foot masonry wall must be constructed along the property line that is adjacent to any residential district or any property designated for residential land uses in the General Plan.

H. Sewer and Water. All permitted and conditionally permitted uses must be served by public water, storm and sewer, unless otherwise approved by the City Council.

I. Street Improvements. Street improvements, including but not limited to curb, gutter, sidewalk and drainage facilities, are required as a condition for development. This requirement will be based on the impact the development will have on traffic. If the development of the property would have such an impact on traffic that street improvements are required, the property may still be exempt from this requirement if, in the opinion of the Planning Commission, there is some reason why the improvements should not be immediately constructed. In that case, may be deferred upon execution of a deferred street improvement agreement which must be executed between the property owner and the City Council.

J. Loading Docks. Loading docks shall be

designed and located on the site so that all trucks have the ability to maneuver on site without intruding into the public right-of-way, or block any driveways, or disturb any parking area circulation. Loading docks shall be designed so that no vehicles are required to back to or from an adjacent street.

K. Pollution Control. All uses must be planned developed, conducted, and operated in a manner that noise, smoke, dust, odors, and waste of any kind is purified so as to control pollution of air, soil or water to meet the standards or requirements of the City.

L. Air Quality. All emissions are subject to the rules and regulations of the San Joaquin Valley Unified Air Pollution Control District.

1. Surface Preparation, Painting, or Coating Activities. All surface preparation, painting, or coating activities must be conducted entirely within an enclosed building.

M. Odor. All uses must be operated as not to cause odors that are perceptible and offensive to the average person at any residential lot line. Primary and secondary safeguard systems must be provided to control odors.

N. Recycling of Wood and Concrete Waste Material. All wood and concrete waste material generated as by development shall be separated and removed to an authorized recycling center.

O. Automatic Fire Sprinkler System. Automatic fire sprinkler systems shall be installed in all structures over five thousand (5,000) square feet in size, unless waived by the Fire District or City Council.

P. Construction Noise. Unless waived by the City Council, construction activities generating noise above 70db at the property line on any lot adjacent to residential uses shall not occur before 7:00 a.m. or after 7:00 P.M. Monday through Saturday, and before 10:00 a.m. or after 6:00 P.M. on Sunday. (Ord. 782, 2011)

**Table 16.24.1
USES IN INDUSTRIAL DISTRICTS**

Legend:

- ✓ Permitted Use
- Not a Permitted Use
- U Conditional Use Permit Required

Use, Service or Facility	Industrial Districts	
	M-1	M-2
Adult Businesses (Subject to Chapter 5.36 of RMC)	✓	✓
Alarm Systems sales and/or service	✓	---
Animal Boarding Service	U	---
Appliance Repair Shop	✓	✓
Assembly/Light Manufacturing	✓	✓
Automobile/Vehicle Related Services		
Auto Parts Store	---	---
Auto Repair Shop	✓	✓
Auto Sales lot (more than 10 acres)	---	---
Auto Sales lot (up to 10 acres)	---	---
Auto/Truck Travel Plaza	---	---
Boat Sales	---	---
Camper Shell sales	---	---
Farm Equipment Sales	✓	✓
Indoor Vehicle Sales Establishment	U	---
Motorcycle sales and service	---	---
Recreational Vehicle Sales and Service	---	---
Recreational Vehicle Storage	✓	---
Rental or Lease Agency including limousine service	---	---
Service or Gas station	---	---
Truck Sales and Service	✓	✓
Utility Trailer sales, rental, service	✓	---
Vehicle cleaning and detailing	✓	---
Vehicle Storage Yard	U	U
Banquet Facility	U	---
Building material and lumber sales	U	✓
Cabinet Shop	✓	✓
Card Room	---	---
Caretaker Residence	U	U
Cement Bulk Plant (Not permitted within 1000 feet of any residential area)	U	✓
Commercial Recreation and Entertainment	U	U
Communication Facilities	U	U
Crematory	U	U
Custom Manufacturing	✓	✓
Dry Cleaning Services (Drop-off and Pick-up only)	---	---
Dry Cleaning Services (cleaning plants)	U	✓
Eating and Drinking Establishments		
Bar, tavern	---	---
Delicatessen	U	U
Fast Food Restaurant with Drive Through Window	U	---
Fast Food Restaurant without Drive Through Window	U	---
High Turnover sit down Restaurant	U	U
Ice cream, yogurt store	---	---
Quality Restaurant	---	---
Equipment rental	✓	✓
Food Processing	U	✓
Glass replacement and repair shops	✓	---

**Table 16.24.1 - Continued
USES IN INDUSTRIAL DISTRICTS**

Legend:

- ✓ Permitted Use
- Not a Permitted Use
- U Conditional Use Permit Required

Use, Service or Facility	Industrial Districts	
	M-1	M-2
Hazardous Material Industrial (Not permitted within 1000 feet of any residential area)	---	U
Heavy Industrial	---	✓
High Technology	✓	✓
Janitorial services and supplies	✓	---
Junkyard	---	U
Laboratory; research, analysis	U	---
Limited Industrial	✓	✓
Linen Supply services	✓	✓
Locksmith	✓	---
Medical Marijuana Dispensaries (Subject to Chapters 9.10 and 16.111 of RMC)	---	---
Mini-storage	✓	✓
Nursery, plants	✓	✓
Offices, Business and Professional	✓	U
Offices, Contractors	✓	✓
Pallet Manufacturing	U	U
Pallet Recovery Services	✓	✓
Picture framing shop	✓	---
Pool Table sale and repair service	✓	---
Power Tools - sales, repair	✓	---
Print Shop	✓	---
Recreational Facility - Indoor	✓	U
Recreational Facility - Outdoor	U	U
Recycling Services - Consumer	✓	✓
Recycling Services - Scrap Operations	---	U
Schools	---	---
Business School	---	---
College or University	---	---
Driving School	---	---
Medical Related School	---	---
Other Private School	---	---
Private K-12 school	---	---
Public K-12 school	---	---
Trade/Vocational School	U	U
Seasonal Temporary Uses	✓	✓
Studios - Art, Boxing, Dance, Gymnastics, Martial Arts, Music, Photography, Voice	✓	U
Swimming Pool/Spa - sales and service	✓	---
Utilities - Major	U	✓
Veterinarian/Animal Hospital - Large	U	U
Veterinarian/Animal Hospital - Small	✓	U
Visitor Accommodations		
Bed and Breakfast Inn	---	---
Conference Center	---	---
Hotel	U	---
Motel	U	---
Resort	---	---
Wholesaling and Distribution facility	✓	✓

INDUSTRIAL LOT AND STRUCTURE STANDARDS

Rear Yards Setback, feet ³	20	20
Interior Side Setback, feet ³	20	20
Street Side Setback, feet ²	20	20
Landscaped Lot Area Percent	10	10
Building Coverage Maximum Percent	50	50

¹Structures up to 4 stories or 65 feet, whichever is higher, may be constructed with a use permit. Any structures over 2 stories shall be located no closer than 100 feet and every additional story over two (2) shall be a minimum of an additional 50 feet from the property to a residential district.

²Setbacks must be landscaped and shall not include off-street parking area.

³ Building setbacks may be reduced in the sole discretion of the Planning Director and Ripon Consolidated Fire Department, upon approval by the City of Ripon Planning Commission or City Council. Adjacent properties must be notified of the reduced setback prior to the hearing and each request shall be considered independently and decided based on the circumstances of the building at issue.