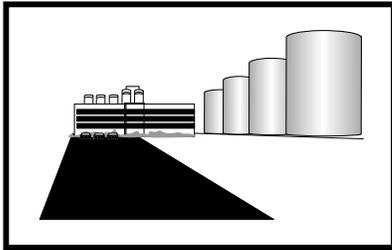


## CHAPTER 32



### Light Industrial (I)

#### Sections

17.32.01	Purpose
17.32.02	Permitted Uses
17.32.03	Accessory Uses
17.32.04	Conditional Uses
17.32.05	Site Plan Review
17.32.06	Development Standards
17.32.07	Fences, Walls and Hedges
17.32.08	Off-Street Parking and Loading Facilities
17.32.09	Signs
17.32.10	Landscaping
17.32.11	Design Standards

#### 17.32.01 Purpose

The purpose of the Light Industrial (I) district is to provide appropriate locations in the community for light industrial uses and related activities. The development shall be consistent with the Woodlake General Plan and is limited to light industrial and service commercial uses, and where regulations are designed to promote the following: (1) to protect appropriate areas for industrial uses from intrusion by residences and other inharmonious uses, (2) to provide opportunities for certain types of industrial uses to concentrate in mutually beneficial relationships to each other; (3) to provide adequate space to meet the needs of modern industrial development, including truck parking, off-street parking and loading; (4) to provide industrial employment opportunities for residents of the region; and (5) operate in a manner that protects the public health, safety and welfare by insuring that potential harmful impacts such as noise, vibration, noxious fumes, fire, and explosions, are avoided.

#### 17.32.02 Permitted Uses

- A. All uses permitted in the service commercial district.

- B. Agricultural packing houses, cold storage and box manufacturing.
- C. Agriculturally-related uses, including farm equipment sales and repair, retailing of farm goods and equipment, trucking, and farm management companies.
- D. Assembly of appliances, equipment, and other goods.
- E. Manufacturing of equipment, ceramic products, merchandise, food products, and other chemicals.
- F. Engine repair, paint and machine shops.
- G. Public utility and public service structures and facilities such as communication equipment buildings, electric distribution substations, electric transmission substations, gas regulator stations, public utility service yards, reservoir and storage tanks.
- H. Lumber yards, feed and seed stores, general storage yards and cabinet shops
- I. Food lockers
- J. Food products manufacturing
- K. Cogeneration facility
- L. Gasoline service stations, including dispensing of diesel fuel and truck service.
- M. Offices, retail stores and living quarters incidental to and on the same site as the industrial or service commercial use.
- N. Sexually oriented businesses subject to provisions contained in Chapter 17.65 Sexually Oriented Businesses.
- O. Other uses that are added to this list by the Planning Director consistent with Chapter 17.02 General Provisions.

**17.32.03 Accessory Uses**

Those uses and structures incidental to the industrial use of the land including, trash storage areas and bins; required loading and unloading facilities; radio and television antennas; the storage and use of fuels for fleet use; and other uses and structures, which are determined by the Planning Director to be incidental to the industrial use of the land.

**17.32.04 Conditional Uses**

- A. Breweries, distilleries, and wineries
- B. Building materials manufacturing
- C. Carpet and rug manufacturing
- D. Cement plant
- E. Clay pipe manufacturing
- F. Agricultural chemicals, storage and distribution
- G. Heavy equipment and machinery manufacturing
- H. Meat processing and packing
- I. Paper, metal and plastic manufacturing
- J. Recycling operations, including storage, sorting, baling, and crushing
- K. Hazardous waste facility
- L. Waste water treatment facility
- M. Equipment rental yards
- N. Single family dwellings
- O. Rodeo grounds
- P. Special event facilities
- Q. Public buildings and grounds
- R. Other uses that are added to this list by the Planning Director consistent with Chapter 17.02 General Provisions.

**17.32.05 Site Plan Review**

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.56 Site Plan Review.

**17.32.06 Development Standards (see Exhibit 32-1)**

A. Site Area

The minimum site area shall be 10,000 square feet.

B. Lot Frontage and Depth

No requirement.

C. Building Height

The maximum height shall be 45 feet. The maximum height of accessory structures shall be 55 feet.

D. Yards

1. Front: 15 feet

2. Side: No requirement, except where the I district abuts a R district in which case the side yard requirement shall be 10 feet.

3. Rear: No requirement, except where the I district abuts a R district in which case the rear yard requirement shall be 10 feet.

**17.32.07 Fences, Walls and Hedges**

A. Where the I district abuts a R district, a 6-foot solid block wall shall be constructed on the property line that separates the two districts.

B. The outdoor storage of equipment or materials shall be screened from the view of any adjoining public right-of-way with a 6-foot solid block wall, or 6-foot chain-linked fence with slats and landscaping.

C. Fencing in the front yard shall be limited to wrought-iron fencing.

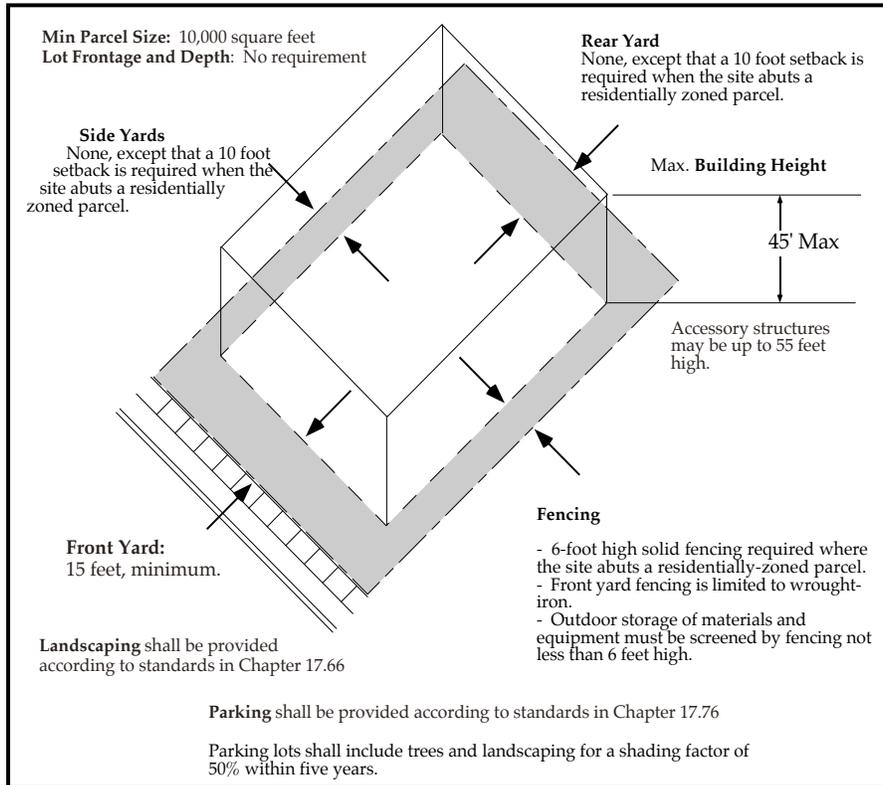
**17.32.08 Off-Street Parking and Loading Facilities**

Off-street parking and loading facilities shall be provided for each use as required by Chapter 17.76 Parking and Loading.

**17.32.09 Signs**

Signs shall be consistent with the requirements detailed in Chapter 17.74 Signs.

**Exhibit 32-1: Zoning Standards**



### 17.32.10 Landscaping

A landscaping and irrigation plan shall be submitted to the City Planner for review and approval. If the landscaped area exceeds 2,500 square feet in area, the landscaping and irrigation plan shall be prepared consistent with Chapter 17.66 Landscaping, Irrigation and Grading.

### 17.32.11 Design Standards

- A. All metal buildings shall be designed with a front facade that is composed of a material other than metal, including stucco, brick, rock or wood. The front facade of these buildings shall contain a recognizable bulkhead, cornice and combination of window and door openings. These openings can be accented with awnings.
- B. All front yard fencing shall be wrought-iron or wrought-iron with columns composed of brick, stucco, concrete or some combination.

Woodlake Zoning Ordinance  
Chapter 32: I Zone (Light Industrial)

- C. To improve vehicular circulation, parking aisles should be separate from loading and unloading routes.
- D. Common driveways are encouraged to industrial sites that have multiple tenants.
- E. Parking lot driveways should be located as far as possible from street intersections. The number of access points onto a public roadway should be kept to a minimum.
- F. A buffer area shall be established between public roadways and parking lots and loading and unloading zones. This area shall be landscaped and provided with a automated irrigation system. Low walls and decorative fencing may be installed in this area.
- G. Parking lots shall be designed so that solid waste pick-up can be accommodated without requiring excessive backing up by solid waste trucks.
- H. Loading facilities should be located out of view of the public right-of-way. Loading docks are most appropriately located at the rear of buildings. Public roadways shall not be used during the loading and unloading of materials or goods.
- I. All roof-mounted equipment shall be screened from public view.
- J. New development should be designed with a precise concept for signage, including provisions for sign placement, scale, and sign readability. The design of individual signs should be integrated with building architecture, in terms of materials, colors and texture.
- K. Monument-style signs are the preferred sign type for new development instead of pole or roof-mounted signs.
- L. Exterior lighting is encouraged to provide illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, and other work areas.
- M. Exterior lighting shall be designed and directed to only illuminate the subject site.