

ARTICLE 9 – PDI-PLANNED INDUSTRIAL DISTRICTS

Section 901 PDI - PURPOSES AND APPLICATION

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

- A. The reserve appropriately located areas for various types of industrial plans and related activities in areas that are designated for industrial use by the General Plan;
- B. To protect areas appropriate for industrial use from intrusion by residences and other inharmonious uses;
- C. To protect residential, commercial and nuisance-free non-hazardous 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.

SECTION 902 PDI - PERMITTED USES

- A. Assembly of small electric appliances and equipment.
- B. Blacksmith shops, boat building, machine shops, and paint shops.
- C. Contractors storage yards, and lumber yards, including planing mills; storage facilities for feed, flour, grain and other commodities.
- D. Fruits and vegetable processing.
- E. Manufacture of scientific, medical and engineering equipment and appliances, cameras and photographic equipment, musical instruments, precision instruments, electronic equipment and computer equipment and supplies.
- F. Manufacture of ceramic products.
- G. Warehousing.
- H. Gasoline service stations, including dispensing of diesel and liquid petroleum gas fuels and complete truck service.

- I. 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, reservoirs and storage tanks.
- J. Incidental and accessory structures and uses located on the same site as a permitted use.
- K. Other uses which are added to this list according to the procedure in Article 13.

SECTION 903 PDI-CONDITIONAL USES; COMMISSION APPROVAL

- A. Industries involving the manufacture or processing of raw materials.
- B. Rock, sand and gravel yards.
- C. Meat products processing and packaging, but not including slaughtering.
- D. Bulk storage and delivery of liquefied petroleum gas.
- E. Outdoor vending stalls for the sale or trade of new and used articles at specified times of the day and week as either a temporary or permanent use of land.
- F. Expansion or remodeling of an existing non-conforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or re-establishment of a non-conforming use which has been damaged, except non-conforming signs and outdoor advertising structures, non-conforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200) and non-conforming fences, walls and hedges.
- G. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Article 21.
- H. Other uses which are added to this list according to the procedure in Article 13.

SECTION 904 PDI-REQUIRED CONDITIONS

- A. In any industrial district, 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 Commission 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. No use shall emit particulate matter or other air pollutants in excess of the applicable air pollution emission standards of the Sacramento County Air Pollution Control District, the State of California or of the Federal Government.
- E. Notwithstanding the provisions of paragraph D of this Section, no industrial use shall be permitted to utilize coal in any form as a source of fuel for the conduct of any industrial operations within the City.

SECTION 905 PDI-PROPERTY DEVELOPMENT STANDARDS

- A. Screening and landscaping; fences, walls and hedges:
 - 1. Where a site adjoins a UR, RCO, R, RM or CC District, a solid wall or screen fence seven (7) feet in height or such other height or type of screening device as may be required by the Planning Commission, 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, on a site across a street or an alley from a UR, R, RM or C District shall be screened by an ornamental solid wall or screen fence, not less than seven (7) feet in height, if found by the Planning Commission to be unsightly. All materials to be screened shall not be stored above the height of the wall or screen fence.
 - 3. 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 (7) feet in height.
 - 4. No fence, wall or hedge exceeding four (4) feet in height, with the top one (1) foot being fifty percent (50%) 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 (30) 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 (7) feet in height if located in a required side or rear yard or three (3) feet in height if located in a required front yard, except that a chain-link fence greater than three (3) feet in height may be located in any portion of a required front yard.
 - 6. Street trees, frontage landscaping and off-street parking area landscaping, with automatic irrigation, shall be provided for all industrial sites.
- B. Site area: The minimum site area shall be one-half (½) acre.

- C. Frontage, width and depth of site: No limitations.
- D. Coverage: No limitations.
- E. Yard Requirements:
 - 1. Front Yard: The minimum front yard shall be ten (10) feet.
 - 2. Rear and side yards: Except as provided below, no rear or side yards shall be required:
 - a. The minimum rear yard abutting a UR, RCO, R, RM or C District shall be fifteen (15) feet.
 - b. On a reversed corner lot adjoining a key lot in a UR, RCO, R, RM or C District, the minimum side yard adjoining the street shall not be less than one-half (½) the required front yard on the key lot.
 - c. The minimum side yard abutting a UR, RCO, R, RM, or C District shall be fifteen (15) feet.
- F. Distances between structures: No limitations.
- G. Building height: No greater than seventy-five feet (75') except that a greater height may be approved for tanks, towers, silos and similar facilities under the provisions of Article 4.
- H. Off-street parking and off-street loading: Off-street parking and off-street loading facilities shall be provided as prescribed in Article 11.
- I. Signs and outdoor advertising structures: No signs or outdoor advertising structure of any character shall be permitted except as provided in Article 12.

SECTION 906 I-SITE PLAN AND ARCHITECTURAL DESIGN REVIEW

No use shall be erected on any lot or site in any lot or site in an I District until the site plan and architectural plans shall have been approved in accordance with the provisions of Article 15 and 17.

SECTION 907 I-GENERAL PROVISIONS AND EXCEPTIONS

All uses shall be subject to the general provisions and exceptions in Article 13.