

**YOLO COUNTY ZONING CODE
Title 8 LAND DEVELOPMENT**

CHAPTER 2: ZONING REGULATIONS

Article 7: Industrial Zones

Sec. 8-2.701 Purpose

The purpose of the industrial zones is to provide for areas that allow a wide range of heavy to light manufacturing, repair, wholesaling, business, professional, and research and development uses, that produce goods and services, and create jobs for County residents.

Sec. 8-2.702 Industrial Zones

Industrial areas are separated into three zoning districts, with specific Use Types, minimum lot area, and other requirements, as described below.

(a) Light Industrial (I-L) Zone

The purpose of the Light Industrial (I-L) zone is to accommodate a limited group of light manufacturing and service uses that have little potential to generate noise, odor, vibrations, or similar impacts to adjacent neighbors. Such uses include equipment sales and repair services, light manufacturing and processing involving non-toxic materials, warehousing and storage, wholesaling, and distribution. Limited amounts of retail, personal services, and food-related uses are permitted to serve area workers and to allow sales of products manufactured on-site.

The development intensity in the I-L zone will be dependent on whether public services (sewer, water) are available. The maximum permitted floor area ratio in the I-L zone is 0.5. The I-L zone implements the Industrial (IN) land use designation in the 2030 Countywide General Plan.

(b) Heavy Industrial (I-H) Zone

The purpose of the Heavy Industrial (I-H) zone is to allow all heavy manufacturing and industrial uses that may create objectionable impacts such as noise, odor, vibrations, and use of hazardous materials. Such uses could include the processing, fabrication, manufacture, and storage of metals, cement, chemicals, agricultural products, animal carcasses, wood, grain, furniture, heavy equipment, automobiles and trucks, building materials, etc. All uses that are allowed in the Light Industrial zones are also allowed in the I-H zones, except where noted in Table 8-2.704. Limited amounts of retail, personal services, and food-related uses are also permitted to serve area workers and to allow sales of products manufactured on-site.

The development intensity in the I-H zone will be dependent on whether public services (sewer, water) are available. The maximum permitted floor area ratio in the I-H zone is 0.5. The I-H zone implements the Industrial (IN) land use designation in the 2030 Countywide General Plan.

(c) Office Park/Research and Development (OPRD) Zone

The purpose of the Office Park/Research and Development (OPRD) zone is to provide an area for large employment, research and development (R&D) centers that are subject to high development and architectural standards. Office parks and R&D projects are often developed under a comprehensive plan that integrates a range of office, light industrial, warehouse, and commercial activities in a series of buildings with amenities set in a “campus” setting. Uses that are allowed in the OPRD zone include research, biotechnology, light manufacturing of high technology products, associated offices and laboratories, and limited amounts of retail, personal services, and food-related uses. The regulation of uses is often defined in an overlaying Planned Development District that is unique to the project.

The OPRD zone may be applied on parcels of three (3) or more acres in a town or unincorporated area that provides a full range of public services. The maximum permitted floor area ratio in the OPRD zone is 1.0. The OPRD zone implements the Industrial (IN) land use designation in the 2030 Countywide General Plan.

Sec. 8-2.703 Industrial Use Types Defined

As required by Sec. 8-2.227 in Article 2 of this Chapter, a Use Classification System has been employed to identify industrial Use Types. The most prevalent uses identified for each industrial zone district are “principal” uses allowed by right, as well as “accessory” or “ancillary” uses allowed by right or with the issuance of a Site Plan Review. A smaller number of uses are “conditional” uses permitted through the issuance of a Minor or Major Use Permit.

The industrial Use Types include a full range of manufacturing, processing, research, testing, and office uses. The descriptions of the Use Types in this chapter contain individual specific uses that are classified within the Use Type. These lists of specific typical uses are examples and are not meant to include all uses that may properly be classified within the Use Type. If a specific use is not included under a Use Type, the Planning Director has the discretion of finding that the specific use is similar or consistent with another listed use, and may be allowed as a principal, accessory or conditional, use or, conversely, may find that the use is not an allowed use within the zone.

(a) Light Manufacturing or Processing

This Use Type includes manufacturing and processing of materials and related activities that do not generally result in noise, odor, vibrations, or similar impacts to adjacent neighbors. All activities are conducted within enclosed structures, unless there is additional staff review. Typical uses include light manufacturing and processing involving non-toxic materials such as electrical equipment, instruments, furniture and other household goods, clothing, glass products from previously manufactured glass, and numerous other consumer and technical products.

(b) General Manufacturing or Processing

This Use type includes manufacturing processes where the intensity or scale of operations is greater than those classified under “Light Manufacturing” but where impacts on surrounding land uses or the community can typically be mitigated to acceptable levels. Examples of General Manufacturing uses include establishments that make or process raw materials into finished machines or parts for machines; the manufacturing of motor vehicles, transportation equipment, and large appliances; establishments that cut, shape, and finish marble, granite, slate, and other

stone; and establishments that produce brick and structural clay products. Also included in this Use Type are agricultural processing operations such as almond hullers, dehydrators, canneries and packing houses, and grain refining.

(c) Heavy Manufacturing or Processing

This Use Type includes the heaviest or most noxious forms of manufacturing and processing, including use of outdoor areas for storage and processing. Such uses traditionally include manufacturing of vehicles and other large equipment; processing of acid, metals, cement, explosives, fireworks, fertilizer, gypsum and plastics; animal feed, sales, stockyards, and slaughtering; recycling and waste disposal; inflammable, explosive, and poisonous liquid or gas storage; junk yards, automobile wrecking yards, building materials and scrap metal yards; oil and gas well drilling and operations; refining of petroleum and its products; tanneries. This Use Type also includes agricultural processing such as large wineries, canneries, and food processing.

(d) Warehousing, Wholesaling, Distribution

This Use Type includes storage of manufactured goods inside enclosed warehouse structures and in outdoor yards.

(e) Research and Development, and Office Uses

This Use Type includes the activities that are found in typical office parks including research laboratories; data processing and computer operations; other professional offices; light manufacturing and storage of high technology instruments; and biotechnology.

(6) Commercial and Service Uses

These uses are small retail, personal services, and food-related activities that serve area workers and allow sales of products manufactured on-site. Typical uses include convenience stores and markets; barbers and dry cleaners; fast food and small sit down restaurants; and retail or outlet stores for products created on-site or in the immediate zone.

(7) Live/work and Residential Uses

This Use Type includes “live/work” activities that are involved in light manufacturing and sales of artisan crafts, such as jewelry and pottery; and loft-type residences.

Sec. 8-2.704 Tables of Industrial Permit Requirements

The following Table 8-2.704 lists the permit requirements for examples of each Use Type in each commercial zoning district. Examples of Use Types are defined as “principal,” “ancillary,” or “accessory” uses which are allowed “by right” (with issuance of only a building permit after zoning clearance), or are allowed through issuance of a non-discretionary (no public hearing) Site Plan Review. Additional examples of Use Types are defined as “conditional uses” that are permitted through the issuance of a discretionary Minor or Major Use Permit, after a public hearing.

Table 8-2.704

**Allowed Land Uses and Permit Requirements
for Industrial Uses**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	I-L	I-H	OPRD ⁽¹⁾	
Light Manufacturing and Processing				
Light manufacturing of household and other finished goods	SP	A	UP(m)	See definition in Sec. 8-2.707
Repair and sales of household products	SP	A	SP	
Outdoor storage of light materials	SP	A	SP	
General Manufacturing and Processing				
General manufacturing of goods	SP	A	N	See definition in Sec. 8-2.707
Wine, beer, spirits, and olive processing, storage, and distribution	A/SP	A/SP	A/SP	See Sec. 8-2.306(j)
Agricultural processing	SP	SP	N	SP if over 50,000 square feet and/or hazardous materials
Repair and sales of products	SP	A	N	
Outdoor storage of general materials	SP	A	N	
Heavy Manufacturing and Processing				
Processing/storage of hazardous materials	N	SP/UP(m)	N	See Sec. 8-2.706(a)
Heavy manufacturing of equipment and other large goods	N	A/SP	N	See definition in Sec. 8-2.707
Repair and sales of heavy equipment	UP(m)	A	N	
Outdoor storage of heavy materials	SP	A	N	
Warehousing, Wholesaling, Distribution				
Trucking companies, distribution	SP	A	UP(m)	
Indoor storage of materials	A/SP	A/SP	A/SP	
Outdoor storage of materials	SP	SP	N	
Research and Development, and Office Uses				
Research and development park uses	SP	SP	SP	See definition in Sec. 8-2.707 and 8-2.606(g)
Laboratories	SP	SP	SP	
Biotechnology	SP	SP	SP	
Data storage and computer operations	SP	N	SP	
Professional offices ancillary to processing	SP	N	SP	
Financial or professional offices, not ancillary to processing	N	N	SP	See Sec. 8-2.706(b)
Energy and Telecommunications				
Small and medium solar and small wind	See Article 11, Sec. 8-2.1102 (cell tower), 8-2.1103 (wind), and 8-2.1104 (solar)			
Cell tower				
Co-generation facility	UP(M)	UP(M)	N	See Sec. 8-2.1101
Vehicle charging station	SP	SP	SP	

Table 8-2.704 (cont.)

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	I-L	I-H	OPRD ⁽¹⁾	

Commercial and Service Uses				
Retail sales, less than 3,000 square feet	A	A	A	See Sec. 8-2.706(b) and (c)
Convenience, food and beverage stores	A/SP	A	A/SP	
Winery tasting and sales	A	A	SP	See Sec. 8-2.306(j)
Restaurant, fast food	N	SP	UP(m)	See Sec. 8-2.706(b)
Restaurant, sit down, small (<3,000 sf)	UP(m)	UP(m)	UP(m)	
Drive-through facility	UP(m)	UP(m)	N	
Outdoor eating and drinking	SP	A/SP	A/SP	See Sec. 8-2.606(e)
Bar, cocktail lounge, club	N	N	N	
Barber/hairdresser/nail parlor	A	A	A	See Sec. 8-2.706(b)
Other personal services	A	A	A	
Small appliance, shoe repair	A	A	A	
Laundry, Laundromat	A	A	SP	
Health/fitness clubs	SP	A	SP	
Gas sales and service stations, auto	UP(m)	SP	UP(m)	
Auto repair, minor	SP	SP	SP	See definition in Sec. 8-2.607
Auto repair, major	N	SP	N	
Truck stops, sales and service	N	N	N	
Personal storage facilities	UP(m)	N	N	
Utilities and services	SP	SP	UP(m)	
Parking lot, commercial	SP	SP	UP(m)	
Hotel and motel	N	N	N	
Recycling center	SP	SP	SP	
Live/work and Residential Uses				
Live/work	A/SP	A/SP	A/SP	See Sec. 8-2.606(h)
Attached/detached single family units	N	N	N	
Multiple family units	N	N	N	
Group/home care	N	N	N	
Shelters, transitional, supportive housing	N	N	N	
Farm labor housing	N	N	N	
Child care	N	N	N	
Child care center (over 14 children)	N	N	N	
Church, religious assembly	UP(m)	UP(m)	UP(m)	See Sec. 8-2.606(o)
School, private	N	N	N	
Recreational vehicle parks	UP(m)	N	N	

* An "Allowed" use does not require a zoning or land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

Note: (1) The regulation of uses in the OPRD zone may be defined in an overlaying Planned Development Zoning district that is unique to the project. The PD zoning would be inserted in place of these regulations.

Sec. 8-2.705 Table of Development Requirements

The following Table 8-2.705 identifies the development requirements, including minimum parcel sizes, setbacks, and other standards that allowed and permitted uses in the industrial zones must meet as a standard or condition of any issued building permit, Site Plan Review, or Use Permit.

Table 8-2.705

Development Requirements in Industrial Zones

I ZONE	Minimum Lot Area (acres or square ft) (1)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits⁽²⁾ (feet)	Maximum Floor Area Ratio⁽³⁾	Maximum Impervious Lot Coverage
I-L	5,000 square feet	None	None, except 25 feet if abutting residential zone		Maximum of 45 feet or four stories	0.5	90%
I-H	5,000 square feet		None, except 50 feet if abutting residential zone				
OPRD	1.5 acres	10 feet or according to an approved Planned Development Ordinance	10 feet, except 20 feet if abutting residential	None, except 20 feet if abutting residential	Maximum of 65 feet or five stories	1.0	75%

- Notes: (1) Parcels in rural areas with no access to public water and/or wastewater services are subject to 2.0 acre minimum parcel sizes for new building permits, see Section 8-2.1002(a).
 (2) Appropriate findings for discretionary projects, and ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae). Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.
 (3) See definition in Sec. 8-2.607.
 (4) Development near the toe of any levee is restricted, see Section 8-2.306(ad).

Sec. 8-2.706 Specific Use Requirements or Performance Standards

The following specific use requirements may be applicable to some of the specific uses or zones identified in the previous Tables 8-2.704, and shall be applied to any issued building permits, Site Plan Review, or Use Permit for uses in the industrial zones.

(a) Processing and/or Storage of Hazardous Materials

Industrial processing activities that involve hazardous materials require the issuance of a Site Plan Review or a Use Permit, at the discretion of the Planning Director, following recommendation from the Environmental Health Division.

(b) Retail sales, professional services, and food service

Retail sales, professional services, and food services less than 3,000 square feet in size are allowed in industrial areas if the products are produced on-site or within the industrial area, or offer products and services that are used by employees in the industrial area. Food services are limited to fast food restaurants and small sit down restaurants.

(c) Alcohol sales

The sale of alcohol requires the issuance of a Use Permit, as described in Chapter 6 of this Title.

(d) Approval of discretionary projects and permits within the floodplain

Approvals of all discretionary projects and permits within the 100-year and 200-year floodplain must meet FEMA, State and local flood requirements. Appropriate findings for discretionary projects, or ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae).

Sec. 8-2.707 Definitions

Automobile wrecking

“Automobile wrecking” shall mean the commercial dismantling or disassembling of used motor vehicles, trailers, tractors, and self-propelling farm or road machinery or the storage, sale, or dumping of the same, when dismantled, partially dismantled, obsolete, or wrecked, or the parts thereof.

General Manufacturing

A facility accommodating manufacturing processes where the intensity or scale of operations is greater than those classified under "Light Manufacturing" but where impacts on surrounding land uses or the community can typically be mitigated to acceptable levels. Examples of General Manufacturing uses include establishments that make or process raw materials into finished machines or parts for machines; the manufacturing of motor vehicles, transportation equipment, and large appliances; establishments that cut, shape, and finish marble, granite, slate, and other stone; establishments that produce brick and structural clay products; woodworking, including cabinet making and furniture manufacturing; and metal products fabrication, including machine, sheet metal and welding shops;.

Hazardous Materials

Materials that are defined as “hazardous” by the State of California or U.S. Government.

Heavy Manufacturing

Manufacturing or processing operations that necessitate the storage of large volumes of hazardous or unsightly materials, or which produce dust, smoke, fumes, odors or noise at levels that would affect surrounding uses. Examples of Heavy Manufacturing uses and activities include the manufacturing of chemical products; the manufacturing of concrete, gypsum, and plaster products; glass product manufacturing; paving and roofing materials manufacturing; petroleum refining and related industries; plastics, other synthetics, and rubber product manufacturing; primary metal industries including the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; asphalt and concrete plants; medical waste processing/incineration; paint removal and sandblasting; hazardous or low-level nuclear material disposal; wrecking, junk or salvage yards; and pulp and pulp product manufacturing, including paper mills.

Junk yard

“Junk yard” shall mean the use of more than 200 square feet of area of any parcel, lot, or contiguous lots as a place where imported waste, discarded or salvaged materials, or junk or salvaged materials are disassembled, handled, baled, packed, processed, or stored. “Junk yard” shall include auto wrecking yards, scrap metal yards, wrecking yards, used lumber yards, and places or yards for the storage of salvaged house wrecking and structural steel materials and equipment. “Junk yard” shall not include such activities when conducted entirely within a completely enclosed building, nor pawnshops and establishments for the sale, purchase, or storage of used furniture and household equipment when conducted entirely within a completely enclosed building, nor the sale of used cars, tractors, farm machinery, house trailers, or boats in operable condition, nor the salvage of materials incidental to manufacturing or farming operations.

Light Manufacturing

The manufacturing and assembly of finished products or parts, primarily using previously prepared materials. Examples of Light Manufacturing uses and activities include clothing and fabric product manufacturing; electronics, small equipment, and appliance manufacturing; food

and beverage product manufacturing, including catering operations and wholesale bakeries; laundry, dry-cleaning, and carpet cleaning plants; establishments manufacturing and assembling small products primarily by hand, including jewelry, pottery and other ceramics; printing, publishing and lithography; establishments that convert pre-manufactured paper or paperboard into boxes, envelopes, paper bags, wallpaper, and that coat or glaze pre-manufactured paper; and photo/film processing labs.

Research and Development

A business that engages in research, testing, and development of products and/or services in all technology-intensive fields. Research and Development uses do not involve the mass manufacture, fabrication, processing, or sale of consumer products, and do not produce dust, smoke, fumes, odors or noise at levels that would affect surrounding uses. Prototype development and product testing may be included as part of a Research and Development use. Examples of Research and Development uses include bio-technology laboratories, alternative energy technology development, agricultural research, and aviation and aerospace technology development.

Warehousing, Wholesaling, and Distribution

An establishment used primarily for the storage, selling or distributing of goods to retailers, contractors, commercial purchasers or other wholesalers, or to the branch or local offices of a company or organization. Examples of Warehousing, Wholesaling, and Distribution uses includes vehicle storage, moving services, general delivery services, minor waste tire storage facilities, fuel yards and house boat storage yards where no maintenance of house boats occurs. The storage of flammables, explosives, or materials that create dust, odors or fumes is excluded from this definition.