



City of
Los Banos
At the Crossroads of California

PLANNING DEPARTMENT
GENERAL INDUSTRIAL DISTRICT (I)
(LBMC Title IX, Chapter 3, Article 13)

PURPOSE

The purpose of the General Industrial District is to provide a district exclusively for industrial development wherein manufacturing and other industries can locate and operate away from the restricting influences on non-industrial uses while maintaining an environment free from offensive objectionable noise, dust, odor, or other nuisances.

USES PERMITTED

The following uses shall be permitted in the General Industrial District:

- a) Manufacturing, processing, fabricating, and assembly operations;
- b) Wholesale business, storage, warehousing, research, and experimental operations;
- c) Truck terminals, and railroad yards;
- d) Public utility uses;
- e) Heavy equipment repair and service;
- f) Cement pipe and cement block manufacturing;
- g) Pottery manufacturing;
- h) Distribution centers;
- i) Natural gas and gas products;
- j) Petroleum and petroleum products;
- k) Railroad repair shop, classification yard;
- l) Winery, breweries and distilleries;
- m) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity; and
- n) Small and large recycling facilities.

The maintenance and operation of all permitted uses shall be subject to the provisions of Article 21 of Chapter 3 relating to performance standards.

USES WHICH REQUIRE USE PERMIT APPROVAL

The following uses shall be permitted in the General Industrial District subject to securing a use permit:

- a) Material storage yards (auto wrecking and salvage yards) when conducted within a solid fence at least seven (7') feet in height and when all material is stacked below the top of the fence;
- b) Meat packing, stockyards, and the slaughter of animals and fowl;

- c) Storage and handling of explosive materials;
- d) Outdoor advertising structures not appurtenant to any permitted use;
- e) Adult entertainment businesses subject to the provisions starting in Section 6-10.1.01; and
- f) Other uses as deemed appropriate by the Planning Commission.

BUILDING SITES

Building sites in the General Industrial District shall be a minimum of one half (1/2) acre.

LOT WIDTHS

The width of lots in the General Industrial District shall be a minimum of one hundred (100') feet.

YARDS

Where yards border on a major or collector street, the requirements for yards in the General Industrial District shall be as set forth in Article 19 of Chapter 3. There shall be no minimum yard requirements in the General Industrial District except where yards abut a residential district, a twenty five (25') foot landscape setback applies.