



City of
Los Banos
At the Crossroads of California

PLANNING DEPARTMENT
LIGHT INDUSTRIAL DISTRICT (L-I)
(LBMC Title IX, Chapter 3, Article 13)

PURPOSE

The purpose of the Light Industrial District is to provide a district which will insure an environment conducive to the development and protection of modern industry, research institutions, and administrative facilities, all well designed and properly landscaped to be compatible with surrounding uses.

USES PERMITTED

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

- a) Administrative and professional offices accessory to the uses permitted in the district (excluding: real estate, insurance or personal services);
- b) Cafeterias and auditoriums for employees;
- c) Chemical laboratories, research laboratories, and institutes;
- d) Manufacture of electrical, electromechanical, and electronic products and instruments;
- e) Cartography, bookbinding, printing and lithography;
- f) Fabrication of plastic and finished paper products;
- g) Research and development laboratories;
- h) Storage warehouses excluding inflammable materials;
- i) Precision machine shops;
- j) Editorial and designing;
- k) Prototype production and fabrication of components;
- l) Furniture upholstery and manufacturing;
- m) Finished paper products;
- n) Processing and agricultural products;
- o) Assembly and construction of paper products with finished paper stock;
- p) Garment manufacturing;
- q) Laundry and dry cleaning plants;
- r) Manufacture of novelties, toys, and small appliances;
- s) Public utility uses;
- t) Wholesale stores and storage;
- u) Small collection recycling facilities;
- v) Dance studios;
- w) Call centers;
- x) Medical facilities;
- y) Brewery;
- z) Technology based companies;
- aa) Building material yards;
- ab) Cabinet shops;
- ac) Contractor's yards;
- ad) Distribution centers;
- ae) Warehouses;

- af) Tow truck yards with screening;
- ag) All accessory uses incidental to uses permitted on the premises; and
- ah) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity.

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 Light Industrial District subject to securing a use permit:

- a) Packing plants;
- b) Truck terminals;
- c) Bulk storage of petroleum or gas;
- d) Nonappurtenant outdoor advertising signs;
- e) Large collection recycling facilities;
- f) Other uses as deemed appropriate by the Planning Commission; and
- g) Adult entertainment businesses subject to the provisions starting in Section 6-10.1.01.

All manufacturing and fabrication operations shall be conducted within buildings. All equipment and material storage areas shall be screened by solid fences, walls, or screen plantings not less than six (6') feet in height.

HEIGHT LIMITS

The maximum height of buildings in the Light Industrial District shall be fifty (50') feet, provided, however, no structure shall be erected to a height over thirty (30') feet within fifty (50') feet of any Low Density Residential (R-1) or Medium Density Residential (R-2) District boundary.

GROSS FLOOR AREA

The gross floor area in the Light Industrial District shall not exceed three and one-half (3 ½) times the building site area if the building is over forty (40') feet in height.

BUILDING SITES

Building sites in the Light Industrial District shall be a minimum of five thousand (5,000) square feet).

LOT WIDTHS

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

YARDS

Where yards border on a major collector street, the requirements for yards in the Light Industrial District shall be as set forth in Article 19 of Chapter 3. The minimum yard requirements shall be as follows:

- a) If adjacent to the R-1 or R-2 zoning classifications, a twenty five (25') foot landscape setback applies, otherwise there are none.