

- (2) Front or corner side yard setback may be reduced to the average distance of existing buildings from their front property line on the two (2) abutting lots adjoining the front property line.
- (3) Structures shall not intercept a forty-five (45°) degree inclined plane inward from a height of ten (10') feet above existing grade at the R district boundary line. Single story structures and ground level parking may encroach a maximum of five (5') feet into required side and rear yards.
- (4) See TMC [9-2-108](#) (Exceptions to height limits).
- (5) Any area between a property line adjacent to the street and the building, exclusive of driveways, shall be landscaped.
- (6) See TMC [9-2-109](#) (Landscaping and irrigation).
- (7) When abutting an R district, a minimum setback shall be provided as follows: front yard: fifteen (15') feet; rear yard: fifteen (15') feet; side yard: ten (10') feet.
- (8) See TMC [9-2-122](#) (Rental storage facility).
- (9) The required "landscape strip" in the public right-of-way (located behind the public sidewalk and adjacent to the private property line) may be counted toward the required building front yard and corner side yard setback, when constructed per City standard as defined in the Turlock General Plan and the landscape strip is maintained by the private property owner.

(1207-CS, Rep&ReEn, 05/28/2015)

Article 4. Industrial Districts (I-BP and I)

9-3-401 Specific purposes.

In addition to the general purposes listed in Chapter [9-1](#) TMC (General Provisions), the specific purposes of the industrial district regulations are to:

- (a) Provide appropriately located areas consistent with the General Plan for a broad range of manufacturing and service uses;
- (b) Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities; and
- (c) Minimize the impact of industrial uses on adjacent residential and commercial districts.
- (d) The additional purposes of each I district are as follows:

(1) **I-BP Business Park District.** To provide sites with high architectural and landscape standards for industrial office centers, limited manufacturing, warehousing, and large-scale,

single destination retail and other limited retail uses which may not be appropriate in retail areas.

(2) **I General Industrial District.** To provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for location in Turlock; and to protect Turlock's general industrial areas from competition for space from unrelated uses that could more appropriately be located elsewhere in the City.

(1207-CS, Rep&ReEn, 05/28/2015)

9-3-402 Use classifications.

In the following schedule, the letter "P" designates use classifications permitted in I districts, the letters "NP" designate use classifications not permitted, the letters "MAA" designate use classifications allowed on approval of a minor administrative approval, the letters "MDP" designate use classifications allowed on approval of a minor discretionary permit, and the letters "CUP" designate use classifications allowed on approval of a conditional use permit.

All new or expanded uses of a site or structure shall obtain the necessary permits as indicated in the following schedule.

All new or expanded uses of a site or structure, involving an expansion of floor area of five thousand (5,000) square feet or twenty-five (25%) percent of the existing building floor area, whichever is less, are subject to design review in accordance with Article 10 of Chapter [9-5](#) TMC. New or expanded uses subject to design review shall obtain an MDP design review permit. Design review shall take place concurrently with the processing of any other required permit. Compliance with the adopted design guidelines of the City of Turlock is mandatory for all industrial developments subject to design review.

Any change in use or business within an existing structure that is permitted or, in the opinion of the Development Services Director, is suitable to the site and structures in which it is located and does not increase the intensity or impact of its prior use shall obtain a zoning certificate in accordance with Article 2 of Chapter [9-5](#) TMC (Zoning Certificates and Home Occupation Permits). The zoning certificate shall be obtained prior to the issuance of a building permit or prior to commencement of a use where no building permit is required.

Uses not contained in the following schedule may be permitted subject to a conditional use permit. Such conditional uses must be of a similar nature and intensity as other uses in the district as determined by the Development Services Director or designee.

I-BP and I DISTRICTS (Industrial)			
USE CLASSIFICATIONS			
P Permitted			
NP Not Permitted			
MDP Minor Discretionary Permit			
MAA Minor Administrative Approval			
CUP Conditional Use Permit			
	I-BP	I	Additional Use Regulations
Agricultural Uses			
Community garden	MDP	MDP	
Crop production	P	P	
Other agricultural uses	CUP	MDP	
Public and Semipublic Uses			
Airports and heliports	CUP	CUP	
Day care centers	MDP	MDP	
Government offices	MDP	MDP	
Parking lots	MDP	MDP	
Public buildings and facilities	MDP	MDP	
Religious assembly	CUP	CUP	
Schools, trade	MDP	MDP	
Utilities			
Major	CUP	MDP	
Minor	P	P	(13)
Commercial Uses			
Adult entertainment facilities	MDP	MDP	(1)
Ambulance services	MDP	MDP	
Animal services			
Animal boarding	MDP	MDP	
Animal hospitals	MDP	MDP	
Artists' studios	MDP	MDP	
Automobile service stations	MDP	MDP	(2)
Automobile storage	MDP	MDP	(2)

I-BP and I DISTRICTS (Industrial)			
USE CLASSIFICATIONS			
P Permitted			
NP Not Permitted			
MDP Minor Discretionary Permit			
MAA Minor Administrative Approval			
CUP Conditional Use Permit			
	I-BP	I	Additional Use Regulations
Automobile washing	NP	MDP	(2)
Bakeries, wholesale	MDP	MDP	
Building materials and services	NP	MDP	(3)
Cannabis – cultivation	NP	CUP	(14) (15)
Cannabis – distribution	NP	CUP	(14) (15)
Cannabis – manufacturing	NP	CUP	(14) (15)
Cannabis – retail sales	NP	CUP	(14) (15)
Cannabis – testing laboratories	NP	CUP	(14) (15)
Commercial recreation and entertainment	MDP	MDP	
Communications facilities	MDP	MDP	
Equipment sales, service, and rentals	MDP	MDP	(12)
Financial services	MDP	MDP	(4)
Health/recreation centers 5,000 square feet or less	MAA	MAA	Director's Interpretation 2010-01
Greater than 5,000 square feet	MDP	CUP	
Industrial hemp – Cultivation	NP	NP	
Industrial hemp – Type A	MDP	MDP	
Industrial hemp – Type B	NP	CUP	
Laboratories	MDP	MDP	
Labor camps	NP	CUP	
Maintenance and repair services			
Major	NP	MDP	(5)
Minor	MDP	MDP	(5)

I-BP and I DISTRICTS (Industrial)			
USE CLASSIFICATIONS			
P Permitted			
NP Not Permitted			
MDP Minor Discretionary Permit			
MAA Minor Administrative Approval			
CUP Conditional Use Permit			
	I-BP	I	Additional Use Regulations
Motor vehicle repair			
Major	NP	MDP	(2)
Minor	MDP	MDP	(2)
Offices			
Business and professional	MDP	CUP	
Medical and dental	MDP	CUP	
Printing and publishing			
Limited	MDP	MDP	
Unlimited	MDP	MDP	
Research and development services	MDP	MDP	
Restaurant	CUP	CUP	
Retail sales	MDP	MDP	(6)
Industrial Uses			
Chemical mfg./processing	NP	CUP	
Commissary	NP	MDP	
Industry			
General	CUP	MDP	
Limited	MDP	MDP	
Hazardous waste transfer stations	NP	CUP	
Salvage and wrecking operations	NP	CUP	(7)
Speculative buildings	MDP	MDP	
Transfer stations	NP	MDP	
Truck terminal	NP	MDP	(10)
Truck yard	NP	MDP	

I-BP and I DISTRICTS (Industrial) USE CLASSIFICATIONS			
P Permitted			
NP Not Permitted			
MDP Minor Discretionary Permit			
MAA Minor Administrative Approval			
CUP Conditional Use Permit			
	I-BP	I	Additional Use Regulations
Warehouse			(8)
Limited	MDP	MDP	
Wholesale distribution	CUP	MDP	
Accessory Structures and Uses	P	P	(5) (8) (9)
Caretaker unit	MDP	MDP	(11)
Temporary Uses	P	P	(9)
Nonconforming Uses	See Article 3 of Chapter 9-2 TMC (Nonconforming Structures and Uses).		
Recycling Facilities	See TMC 9-2-116 (Recycling facilities).		

- (1) See TMC [9-2-102](#) (Adult entertainment facilities).
- (2) See TMC [9-2-104](#) (Automobile service stations, repair and washing).
- (3) Building materials and service uses shall not adjoin any R district. See TMC [9-2-112](#) (Outdoor storage).
- (4) Only automatic teller machines are allowed.
- (5) See TMC [9-2-112](#) (Outdoor storage).
- (6) In an I district only ancillary retail sales limited to thirty (30%) percent of the total square footage of buildings used to manufacture products on the site, or two thousand five hundred (2,500) square feet, whichever is less, shall be allowed. Goods being sold at retail must be directly related to approved and permitted uses of the site. Large-scale, single destination retail uses may be allowed in the I-BP district, provided a conditional use permit is obtained in accordance with Article 6 of Chapter [9-5](#) TMC (Conditional Use Permits and Variances).
- (7) Salvage and wrecking operations shall not adjoin an arterial street or Highway 99. See TMC [9-2-117](#) (Salvage and wrecking operations).
- (8) See TMC [9-2-101](#) (Accessory buildings or structures).

- (9) See Article 5 of Chapter [9-5](#) TMC (Temporary Uses of Land). Construction trailers may be located on the project site after required planning permits and approvals have been obtained. The trailer(s) must be removed upon completion of the applicable construction project.
- (10) See TMC [9-2-122](#) (Rental storage facility).
- (11) A caretaker unit may be provided in conjunction with an industrial use for a caretaker that is responsible for security, maintenance, or management of the facility. The unit shall be a permanent structure that is architecturally compatible with the main industrial buildings and must be clearly accessory to the industrial use.
- (12) See TMC [9-2-123](#) (Equipment sales, service and rentals).
- (13) Minor utilities shall not interfere with the use, enjoyment, or aesthetics of adjacent uses. All utilities shall be screened from view from public right-of-way using landscaping, a berm, a solid masonry fence, or other visually attractive method. The area surrounding the minor utility shall be landscaped.
- (14) This matrix does not apply to cannabis uses in industrial zones within the downtown overlay. Cannabis uses in the downtown overlay shall be governed by TMC [9-2-704](#) and [9-4-103](#).
- (15) This matrix does not apply to cannabis uses in industrial zones within the Westside Industrial Specific Plan. Cannabis uses in the Westside Industrial Specific Plan shall be governed by TMC [9-2-705](#).

(1283-CS, Amended, 10/22/2020; 1259-CS, Amended, 09/12/2019; 1231-CS, Amended, 04/13/2017; 1207-CS, Rep&ReEn, 05/28/2015)

9-3-403 Property development standards.

The following schedule prescribes development regulations for the I (industrial) districts. Deviations from the setback and height requirements for the purpose of providing accommodation for disabled access to an existing structure may be permitted upon approval of a minor administrative approval pursuant to Article 3 of Chapter [9-5](#) TMC (Minor Administrative and Minor Discretionary Permits).

I-BP and I DISTRICTS (Industrial)			
PROPERTY DEVELOPMENT REGULATIONS			
	I-BP	I	Additional Use Regulations
Lot size (sf)	15,000	15,000	(1)
Lot width (ft.)	150	150	
Lot depth (ft.)	150	150	
Lot frontage (ft.)	100	100	
Yards			(7)
Front (ft.)	20	20	(2) (3) (4) (8)

I-BP and I DISTRICTS (Industrial) PROPERTY DEVELOPMENT REGULATIONS			
	I-BP	I	Additional Use Regulations
Side (ft.)	0	0	(4)
Corner side (ft.)	20	20	(3) (4) (8)
Rear (ft.)	0	0	(4)
Maximum height (ft.)	None	None	
Typical FAR	0.60	0.60	(7)
Landscaping standards	7.5	5	(5) (6) (7)
Fences and walls	A seven (7') foot solid masonry wall shall be required along any property line abutting an R, C, or P-S district. The Development Services Director may allow fence and wall heights to be increased in order to mitigate noise problems documented by a noise study. Barbed wire and razor wire, and other similar devices, may be used on a limited basis for security or safety purposes with an MAA issued in accordance with Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits); provided, that the device is not visible from the public right-of-way and is not located adjacent to a residence or residential district. Electrified fences may be permitted in accordance with TMC 9-2-126 . In addition, all fences and walls shall be subject to the driveway visibility requirements of TMC 9-2-215 (Driveway and corner visibility).		
Additional standards	See Article 2 of Chapter 9-2 TMC (Off-Street Parking and Loading Regulations). See TMC 9-2-215 (Driveway and corner visibility). See Article 5 of Chapter 9-2 TMC (Signs). See TMC 9-2-112 (Outdoor storage). See TMC 9-2-118 (Screening of mechanical equipment).		
	See TMC 9-2-120 (Underground utilities). See Article 3 of Chapter 9-2 TMC (Nonconforming Structures and Uses). See TMC 9-2-115 (Recycling and solid waste disposal regulations). See TMC 9-2-122 (Rental storage facility).		

(1) Minimum lot sizes are not applicable when done in conjunction with an approved planned development proposal. See TMC [9-2-106](#) (Development on existing lots of record).

- (2) Double-frontage lots shall provide front yards on each frontage except in the case of public alleys.
- (3) Front and corner side yards may be reduced to ten (10') feet in I districts on lots which do not front on arterial streets.
- (4) A thirty (30') foot side, front, and rear yard adjoining any R district and structures shall not intercept a forty-five (45°) degree inclined plane inward from a height of ten (10') feet above existing grade at the R district boundary line.
- (5) See TMC [9-2-109](#) (Landscaping and irrigation).
- (6) Any area between the front (and street side) property line and the building, exclusive of driveways and walkways, shall be landscaped.
- (7) See TMC [9-2-122](#) (Rental storage facility).
- (8) The required "landscape strip" in the public right-of-way (located behind the public sidewalk and adjacent to the private property line) may be counted toward the required building front yard and corner side yard setback, when constructed per City standard as defined in the Turlock General Plan and the landscape strip is maintained by the private property owner.

(1223-CS, Amended, 10/13/2016; 1207-CS, Rep&ReEn, 05/28/2015)

Article 5. Public and Semipublic District (P-S)

9-3-501 Specific purposes.

In addition to the general purposes listed in Chapter [9-1](#) TMC (General Provisions), the specific purposes of the public and semipublic district regulations are to:

- (a) Allow consideration of a large public or semipublic use separately from regulations for an underlying base zoning district that may or may not be appropriate in combination with the public or semipublic use;
- (b) Allow consideration of establishment or expansion of a large public or semipublic use at rezoning hearings rather than at conditional use permit hearings only, and to give public notice of the extent of a site approved for a large public or semipublic use by delineating it on the zoning map; and
- (c) Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or semipublic use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for reuse of the site.

(1207-CS, Rep&ReEn, 05/28/2015)

9-3-502 Use classifications.