

## EXHIBIT B.7

### CHAPTER 28, INDUSTRIAL, MANUFACTURING AND PROCESSING USES

(Note: Red = New Language, Black = Existing language and Strikethrough = language to be deleted)

#### Sec.28.77.10 Industrial, Manufacturing and Processing Uses

##### A. General Requirements

Industrial, manufacturing and processing uses shall comply with the following general standards:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the **Public Works – Engineering Division** ~~Director of Resource Management~~, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Exterior Lighting.** Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
5. **Parking - Screening.** Parking areas shall be enclosed and screened by a solid fence or wall of a minimum height of six feet high or vegetation, except as may be waived by the Zoning Administrator or Planning Commission; and shall provide traffic surfaces that are maintained in a dust-free manner.
6. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements. ~~of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.~~
7. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
8. **Incidental Retail Uses.** Industrial, manufacturing and processing uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.

9. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for industrial, manufacturing and processing purposes is permitted, provided the area devoted to outdoor storage is screened from public view.
10. **Operational Controls.** Permitted uses shall not or will not be offensive by reason of the creation or emission of dust, gas, smoke, fumes, or other air pollutants, noise, vibrations, odors, liquid or solid refuse or wastes; radioactivity, glare, fire or explosives.

## B. **Specific Requirements**

The specific industrial, manufacturing and processing uses listed below shall comply with ~~the general requirements (28.77.10A.1-5) above~~ **each provision of Section 28.71 and Section 28.77.10A** and the following specific standards:

1. **General Manufacturing Uses.** Prior to the issuance of a zoning-building permit, the Planning Commission may require evidence that adequate controls, measures or devices will be provided to meet performance standards for this zone, as provided in Section 28-95, all to insure and protect the public interest, health, comfort, convenience, safety and general welfare.
2. **Junk and Wrecking Yards.** Junk or wrecking yards shall be entirely enclosed by a fence of eight feet minimum height, constructed of uniform material, maintained plumb and level in structurally sound condition, which shall adequately screen the enclosed area from view. Hilly areas in which adequate screening cannot be achieved shall be avoided in the selection of sites for junk or wrecking yards.
3. **Newspaper and Commercial Printing Shops.** Newspaper or commercial printing shops and blueprinting shops shall be entirely enclosed within a building; shall provide off-street loading space in proportion to the number of truck loads per day as required by the Zoning Administrator or Planning Commission; and shall show that adequate controls or measures will be taken to prevent offensive noises or vibration.
4. **Temporary Urban Industrial Uses.** No use of land or buildings shall be conducted except in compliance with the requirements listed below:
  - a. **General Requirements.** Urban industrial uses shall:
    1. **Temporary Use.** Urban industrial uses are temporary uses permitted for a fixed term of 10 years.
    2. **Temporary Buildings and Structures.** The construction of new buildings and structures shall be temporary in nature so as to be readily removable upon annexation.
    3. **City of Vacaville Design Standards.** For parcels pending annexation to the City of Vacaville, buildings, structures and landscaping shall be designed to be compatible with the City of Vacaville's design standards.

5. **Warehouses.** Warehouses shall show that any stored material will not constitute a hazard to surrounding property and shall provide adequate off-street loading and unloading space.