

ORDINANCE NO. 791

ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF ROCKLIN APPROVING AN AMENDMENT  
TO THE GENERAL DEVELOPMENT PLAN FOR  
ROCKLIN RANCH INDUSTRIAL PARK  
(General Development Plan, PDG-98-02)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

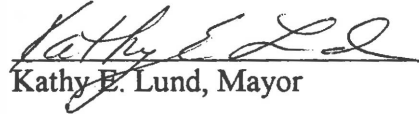
- A. A negative declaration of environmental impacts for this project has been approved.
- B. The proposed general development plan amendment is consistent with the City of Rocklin's General Plan land use element which designates the site as Light Industrial.
- C. The proposed general development plan amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The proposed area is physically suited to the uses authorized by the general development plan amendment.
- E. The general development plan amendment is compatible with the land use/uses existing and permitted on the properties in the vicinity.
- F. The land use/uses, and their density and intensity, allowed by the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.
- G. City has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the amendment to the general development plan, as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

PASSED AND ADOPTED this 22nd day September, 1998, by the following roll call vote:

AYES: Councilmembers: Yorde, Magnuson, Hill, Cullivan, Lund  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
Kathy E. Lund, Mayor

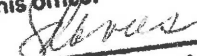
ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading: 9-8-98  
Second Reading: 9-22-98  
Effective Date: 10-22-98

e/clerk/ord/pdg9802A

The foregoing instrument is a correct copy of the original document on file in this office.

Attest:   
\_\_\_\_\_  
City Clerk, City of Rocklin

# EXHIBIT A

## ROCKLIN RANCH INDUSTRIAL PARK General Development Plan Standards (PDG-98-02)

### I. PLANNED DEVELOPMENT ZONE

The purpose of the Rocklin Ranch Industrial Park General Development Plan is to:

- A. Regulate the use of buildings, structures and land relative to light industrial development;
- B. Regulate the location, height, bulk, number of stories, and size of buildings and structures;
- C. Regulate the size and use of lots, setbacks and other open spaces;
- D. Regulate the percentage of lot which may be occupied by a building or structure;
- E. Regulate the intensity of land use;
- F. Establish permitted and conditionally permitted uses;
- G. Establish requirements for off-street parking.
- H. Provide for establishment of design review guidelines to be administered by the Community Development Director or his designee.

### II. INTERPRETATION

All provisions of the Rocklin Municipal Code Title 17 (Zoning Ordinance) shall apply to this project unless otherwise specified in this General Development Plan, the provisions of the General Development Plan shall apply.

### III. ZONING CATEGORIES

The zoning category in the Rocklin Ranch Industrial Park Planned Development shall be Light Industrial.

### IV. ZONE BOUNDARIES

The boundaries of zones described in this plan shall be as shown on the General Development Plan Map as shown on the attached Exhibit 1, and Zoning Map.

### V. ZONING DEFINITIONS

The definitions contained in Chapter 17.04 Rocklin Municipal Code shall apply to this plan.

### VI. STANDARDS

#### A. Purpose

- 1. Encourage a creative and more efficient approach to the use of land.

2. Provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety and comfort of the residents of the City.

**B. Design Review Guidelines shall be adopted by Resolution of the Planning Commission.**

1. The Design Review Guidelines are to be a reference framework to assist the developer in understanding the City's goals and objectives for high quality development within the Rocklin Ranch Industrial Park. The guidelines shall complement the mandatory site development regulations contained within this General Development Plan.
2. The Community Development Director, or his or her designee, shall determine if a proposed development complies with the Design Review Guidelines established by the Planning Commission. Upon a determination of compliance by the Community Development Director, or his or her designee, a specific plan use permit shall be issued for the project.
3. If staff determines that an application does not comply with the Design Review Guidelines the applicant may either modify the plans to comply or apply to the Planning Commission for consideration of the plans as originally submitted.
4. If an applicant wishes to make an application for review to the Planning Commission, a public hearing shall be held at a regularly scheduled meeting of the Planning Commission. All property owners affected by this specific plan use permit as well as those within a standard public hearing mailing radius shall be notified of the meeting date and the nature of the application.
5. An appeal may be taken from the decisions of the Planning Commission to the City Council.

**C. PD-Light Industrial**

**1. Permitted (P) and Conditionally Permitted Uses (U)**

All permitted uses shall be allowed provided there is no appreciable offensive or objectionable odor, dust, noise, bright light, vibration or other nuisance factor, and further provided that the use is conducted within a building or where the activity is outside, it is wholly surrounded by a solid fence of wood, masonry, or other material approved by the Planning Director. Appurtenant uses shall generally occupy no more than 25% of the floor area of the primary use.

USES	PERMITTED	CONDITIONALLY PERMITTED
Auto body and paint shop		U
Automobile repair shop (heavy)		U
Automobile repair shop (light)		U
Blacksmith shop	P	
Boat building	P	
Book binding	P	
Bottling plant	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Building material sales, including carpet and flooring sales	P	
Cabinet shop	P	
Churches		U
Cold storage	P	
Contractor's yard	P	
Delicatessen/Restaurant (where deli/rest. occupies no more than 25% of the floor area of any single building)	P	
Delicatessen/Restaurant (where deli/rest. occupies more than 25% of the floor area of any single building)		U
Drafting, blueprint, photostat services	P	
Electric motor rebuilding	P	
Electronic appliance repair shop	P	
Equipment & vehicle rental & storage	P	
Feed and fuel yard	P	
Food and beverage processing	P	
Garden and landscape installation and maintenance services	P	
General wholesale of supplies, including but not limited to, vehicle parts, medical supplies, machine parts, and electronic components	P	
Grinding and sharpening services	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Janitorial services	P	
Lawn maintenance equipment sales	P	
Light manufacturing, fabrication, assembly, component manufacturing, small parts processing	P	
Lumber yard	P	
Machine and tool shops	P	
Mailing and sorting services	P	
Microbrewery, manufacturing and bottling, for wholesale distribution only	P	
Mini-storage	P	
Mobile pushcart vending		U
Moving and storage services	P	
Offices appurtenant to primary uses	P	
Outdoor storage and sales (Fully screened)	P	
Outside storage and sales (Not fully screened)		U
Pest control	P	
Pipe yard	P	
Printing shops, lithography, publishing	P	
Public utility service yard	P	
Research and Development	P	
Retail sales appurtenant to primary uses	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Sheet metal shops	P	
Telemarketing and data processing		U
Trailer Sales	P	
Truck Driving schools		U
Warehousing and Distribution	P	
Welding shops	P	

Any use sufficiently similar to one of the above listed uses, in character, operation, environmental impact and neighborhood compatibility, may be deemed a permitted or a conditional use in the discretion of the Community Development Director.

2. **Height Regulations** (see attachment)

Height regulations shall be as regulated by Sec. 17.54.030 of the Rocklin Municipal Code.

3. **Setback Regulations** (see attachment)

Setback regulations shall be a regulated by Sec. 17.54.070 of the Rocklin Municipal Code.

4. **Lot Coverage Regulations** (see attachment)

Lot coverage regulations shall be as regulated by Sec 17.54.050 of the Rocklin Municipal Code.

5. **Lot Area and Width**

The minimum lot area shall be 19,500 square feet.  
The minimum lot width shall be 110 feet.

6. **Off-Street Parking**

Off-street parking shall be as regulated in Sec. 17.66 of the Rocklin Municipal Code. Parking shall be calculated according to assigned, retail, office, and storage areas within all proposed buildings.

**EXHIBIT 1**

**Exhibit 1, the General Development Plan Map for Rocklin Ranch Industrial Park  
is on file in the City Clerk's office and in the Planning Department.**



Attachment

**17.54.030 Height regulations.**

Height regulations in the M-1 zone:

The maximum height for principal buildings and structures shall be thirty feet, and the maximum number of stories shall be two, with the following exception:

With a use permit the maximum allowable height may be increased up to fifty feet, and the maximum number of stories may be increased up to four. (Ord. 555 § 7, 1986; Ord. 336 § 6.23.020, 1977).

**17.54.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the M-1 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than twenty-five feet.

B. Rear. There shall be a rear setback of not less than ten feet.

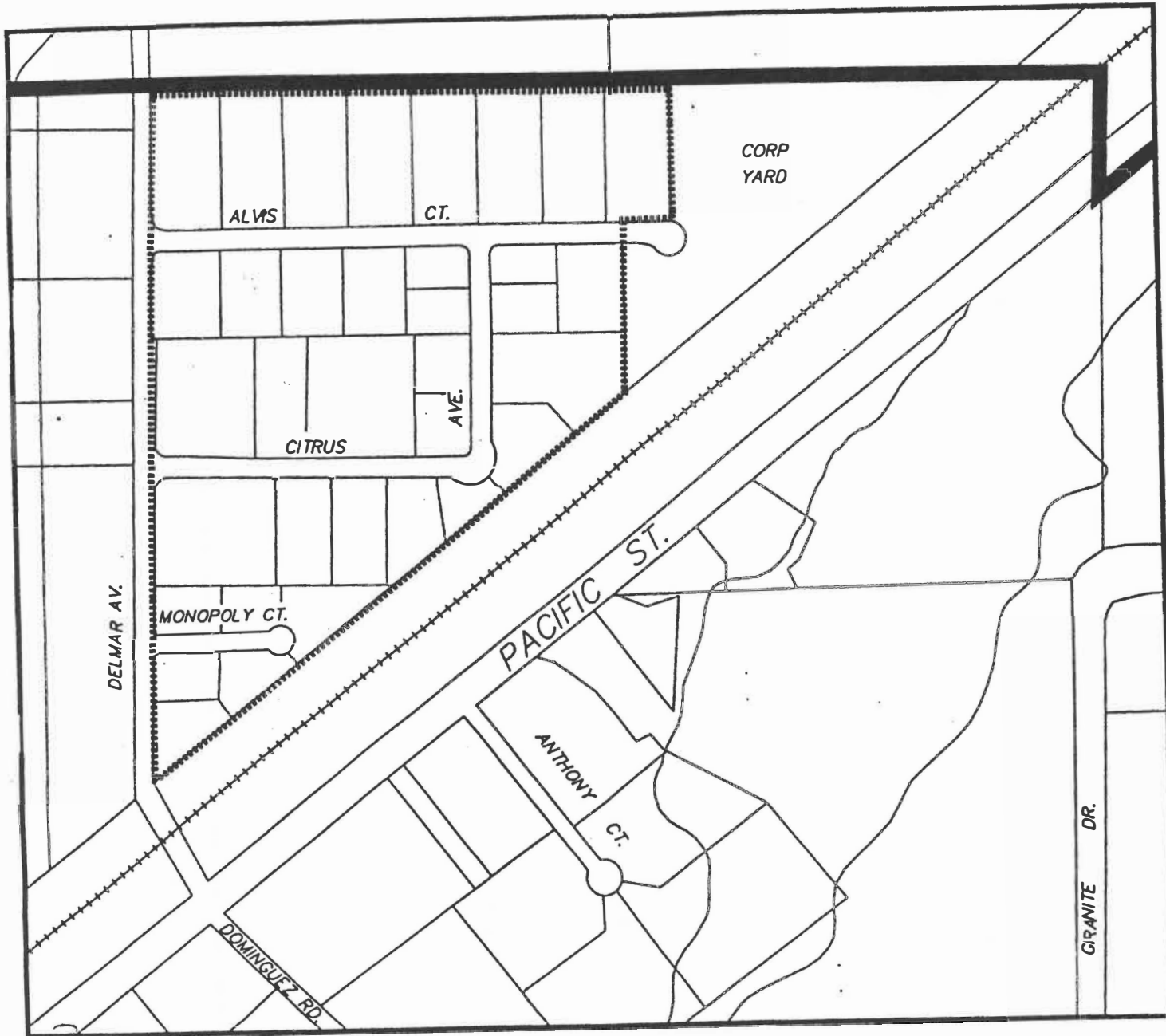
C. Interior Side. There shall be an interior side setback of not less than ten feet.

D. Street Side. There shall be a street side setback of not less than ten feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.23.060, 1977).

**17.54.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the M-1 zone shall not exceed fifty percent of the lot area. (Ord. 543 § 1, 1986; Ord. 336 § 6.23.040, 1977).



GENERAL DEVELOPMENT

PLAN PDG-98-02

ROCKLIN RANCH  
INDUSTRIAL PARK

EXHIBIT 1

..... Boundary of the Project

**ORDINANCE NO. 1048**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN REPEALING ORDINANCE 791 AND REENACTING THE ROCKLIN RANCH INDUSTRIAL PARK GENERAL DEVELOPMENT PLAN TO UPDATE AND CLARIFY USES AND DEVELOPMENT STANDARDS**

**(Rocklin Ranch Industrial Park General Development Plan Amendment / PDG2015-0003)**

The City Council of the City of Rocklin does ordain as follows:

**Section 1.** The City Council of the City of Rocklin finds and determines that:

A. A Notice of Exemption has been approved for this project via City Council Resolution No. 2015-295.

B. The proposed amendment to the Rocklin Ranch General Development Plan originally approved as PDG-98-02 (Ordinance 791) would update and clarify uses and development standards within the zone.

C. The area is physically suited to the uses authorized in the proposed general development plan amendment and rezoning.

D. The proposed general development plan amendment and rezoning is compatible with the existing Light Industrial land use designation applicable to the site.

E. The land uses, and their density and intensity, allowed in the proposed general development plan amendment and rezoning are not likely to create serious health problems or create nuisances on properties in the vicinity.

F. The City Council has considered the effect of the proposed general development plan amendment and rezoning on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

**Section 2.** The City Council of the City of Rocklin hereby repeals Ordinance 791, the original Rocklin Ranch Industrial Park General Development Plan, and approves the revised Rocklin Ranch General Development Plan as set forth in Exhibits A and B, attached hereto and Incorporated herein.

**Section 3.** Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within

15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on November 10, 2015, by the following vote:

AYES:	Councilmembers:	Ruslin, Butler, Janda, Yuill, Magnuson
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on December 8, 2015, by the following roll call vote:

AYES:	Councilmembers:	Ruslin, Yuill, Butler, Magnuson, Janda
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



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Greg Janda, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading:	11/10/15
Second Reading:	12/8/15
Effective Date:	1/7/16

**EXHIBIT A**

**Map of General Development Plan Area and Zoning**



***Rocklin Ranch Industrial Park General Development Plan Area (PD-LI)***

## **EXHIBIT B**

### **ROCKLIN RANCH INDUSTRIAL PARK General Development Plan Standards (PDG2015-0003)**

#### **I. PLANNED DEVELOPMENT ZONE**

The purpose of the Rocklin Ranch Industrial Park General Development Plan is to:

- A. Regulate the use of buildings, structures and land relative to light industrial development;
- B. Regulate the location, height, bulk, number of stories, and size of buildings and structures;
- C. Regulate the size and use of lots, setbacks and other open spaces;
- D. Regulate the percentage of lot which may be occupied by a building or structure;
- E. Regulate the intensity of land use;
- F. Establish permitted and conditionally permitted uses;
- G. Establish requirements for off-street parking.
- H. Provide for administration of design review guidelines by the Economic and Community Development Director or his designee.

#### **II. INTERPRETATION**

All provisions of the Rocklin Municipal Code Title 17 (Zoning Ordinance) shall apply to this General Development Plan unless otherwise specified herein. Whenever there is a conflict between Title 17 of the R.M.C. and the provisions of this General Development Plan, the provisions of the General Development Plan shall apply.

#### **III. ZONING CATEGORIES**

The zoning category in the Rocklin Ranch Industrial Park Planned Development shall be Light Industrial.

#### **IV. ZONE BOUNDARIES**

The boundaries of zones described in this plan shall be as shown on the General Development Plan Map as shown on the attached Exhibit A, and Zoning Map.

#### **V. ZONING DEFINITIONS**

The definitions contained in Chapter 17.04 Rocklin Municipal Code shall apply to this plan.

#### **VI. STANDARDS**

##### **A. Purpose**

1. Encourage a creative and more efficient approach to the use of land and accommodate a variety of technical and employment generating uses.
2. Provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety and comfort of the residents of the City.

##### **B. Design Review**

1. The City's adopted Design Review Guidelines applicable to this area are to be a reference framework to assist the developer in understanding the City's goals and objectives for high quality development within the Rocklin Ranch Industrial Park. The guidelines shall complement the mandatory site development regulations contained within this General Development Plan.
2. The Economic and Community Development Director, or his or her designee, shall determine if a proposed development complies with the adopted Design Review Guidelines. Upon a determination of compliance by the Economic and Community Development Director, or his or her designee, a specific plan use permit or equivalent approval shall be issued for the project.
3. If staff determines that an application does not comply with the Design Review Guidelines the applicant may either modify the plans to comply or apply to the Planning Commission for consideration of the plans as originally submitted.
4. If an applicant wishes to make an application for review to the Planning Commission, a public hearing shall be held at a regularly scheduled meeting of the Planning Commission. All property owners affected by this specific plan use permit or equivalent as well as those within a standard public hearing mailing radius shall be notified of the meeting date and the nature of the application.

5. An appeal may be taken from the decisions of the Planning Commission to the City Council.

**C. PD-Light Industrial**

1. **Permitted (P) and Conditionally Permitted Uses (U)**

All permitted uses shall be allowed provided there is no appreciable offensive or objectionable odor, dust, noise, bright light, vibration or other nuisance factor, and further provided that the use is conducted within a building or where the activity is outside, it is wholly surrounded by a solid fence of wood, masonry, or other material approved by the Economic and Community Development Director. Appurtenant uses shall generally occupy no more than 25% of the floor area of the primary use.

USES	PERMITTED	CONDITIONALLY PERMITTED
Auto and Vehicle Decal Application	P	
Auto body and paint shop		U
Automobile and Marine repair shop (heavy)		U
Automobile and Marine repair shop (light)		U
Bio-tech laboratories, non-hazardous	P	
Blacksmith shop	P	
Boat building	P	
Book binding	P	
Bottling plant	P	
Building material sales, including carpet and flooring sales (indoor only)	P	
Building material sales, including carpet and flooring sales (with outdoor storage or display)		U
Business Incubator (research, technology, manufacturing)	P	
Cabinet shop	P	
Coffee Roasting	P	
Cold storage	P	
Contractor's yard	P	



USES	PERMITTED	CONDITIONALLY PERMITTED
Delicatessen/Restaurant (where deli/rest. occupies no more than 25% of the floor area of any single building)	P	
Delicatessen/Restaurant (where deli/rest. occupies more than 25% of the floor area of any single building)		U
Drafting, blueprint, photostat services	P	
Electric motor rebuilding	P	
Electronics, appliance and computer repair shops	P	
Emergency Shelter	P	
Equipment & vehicle rental & storage	P	
Feed and fuel yard	P	
Food and beverage processing	P	
Garden and landscape installation and maintenance services	P	
General wholesale of supplies, including but not limited to, vehicle parts, medical supplies, machine parts, and electronic components	P	
Grinding and sharpening services	P	
Innovation Center	P	
Janitorial services	P	
Lawn maintenance equipment sales	P	
Light manufacturing, fabrication, assembly, component manufacturing, small parts processing	P	
Lumber yard	P	
Machine and tool shops, metal fabrication	P	
Mailing and sorting services	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Microbrewery, manufacturing and bottling, for wholesale distribution only	P	
Mini-storage	P	
Mobile pushcart vending		U
Moving and storage services	P	
Offices appurtenant to primary uses	P	
Outdoor storage and sales (Fully screened)	P	
Outside storage and sales (Not fully screened)		U
Pest control	P	
Pipe Manufacturing	P	
Places of Assembly (i.e., churches, fraternal organizations, lodges)		U
Printing shops, lithography, publishing	P	
Public utility service yard	P	
Research and Development	P	
Retail sales appurtenant to primary uses	P	
Sheet metal shops	P	
Taxidermy	P	
Telemarketing and data processing		U
Textiles Manufacturing	P	
Trailer Sales	P	
Truck Driving schools		U
Upholstery Service /Shop	P	
Warehousing and Distribution	P	
Welding shops	P	
Window Tinting	P	
Wine making, bottling and wholesale distribution	P	

Any use sufficiently similar to one of the above listed uses, in character, operation, environmental impact and neighborhood compatibility, may be deemed a permitted or a conditional use in the discretion of the Economic and Community Development Director.

## 2. Height Regulations

The maximum height for principal buildings and structures shall be 30 feet, and the maximum number of stories shall be two, with the following exception:

With a conditional use permit, the maximum allowable height may be increased up to 50 feet, and the maximum number of stories may be increased up to four.

**3. Setback Regulations**

- A. Front. There shall be a front setback of not less than 25 feet.
- B. Rear. There shall be a rear setback of not less than ten feet.
- C. Interior Side. There shall be an interior side setback of not less than ten feet.
- D. Street Side. There shall be a street side setback of not less than ten feet.
- E. Parking lots and vehicle display areas shall be set back a minimum of 15 feet from all public rights-of-way and five feet from interior property lines.

**4. Lot Coverage Regulations**

The maximum lot coverage shall be 60% of the proposed overall lot size.

**5. Lot Area and Width**

The minimum lot area shall be 19,500 square feet. The minimum lot width shall be 110 feet.

**6. Off-Street Parking**

Off-street parking shall be as regulated in Sec. 17.66 of the Rocklin Municipal Code. Parking shall be calculated according to assigned, retail, office, and storage areas within all proposed buildings.

ORDINANCE NO. 791

ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF ROCKLIN APPROVING AN AMENDMENT  
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(General Development Plan, PDG-98-02)

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Section 1. The City Council of the City of Rocklin finds and determines that:

- A. A negative declaration of environmental impacts for this project has been approved.
- B. The proposed general development plan amendment is consistent with the City of Rocklin's General Plan land use element which designates the site as Light Industrial.
- C. The proposed general development plan amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The proposed area is physically suited to the uses authorized by the general development plan amendment.
- E. The general development plan amendment is compatible with the land use/uses existing and permitted on the properties in the vicinity.
- F. The land use/uses, and their density and intensity, allowed by the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.
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PASSED AND ADOPTED this 22nd day September, 1998, by the following roll call vote:

AYES: Councilmembers: Yorde, Magnuson, Hill, Cullivan, Lund  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
Kathy E. Lund, Mayor

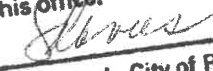
ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading: 9-8-98  
Second Reading: 9-22-98  
Effective Date: 10-22-98

e/clerk/ord/pdg9802A

The foregoing instrument is a correct copy of the original document on file in this office.

Attest:   
\_\_\_\_\_  
City Clerk, City of Rocklin

# **EXHIBIT A**

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#### **A. Purpose**

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2. Provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety and comfort of the residents of the City.

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1. The Design Review Guidelines are to be a reference framework to assist the developer in understanding the City's goals and objectives for high quality development within the Rocklin Ranch Industrial Park. The guidelines shall complement the mandatory site development regulations contained within this General Development Plan.
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**C. PD-Light Industrial**

**1. Permitted (P) and Conditionally Permitted Uses (U)**

All permitted uses shall be allowed provided there is no appreciable offensive or objectionable odor, dust, noise, bright light, vibration or other nuisance factor, and further provided that the use is conducted within a building or where the activity is outside, it is wholly surrounded by a solid fence of wood, masonry, or other material approved by the Planning Director. Appurtenant uses shall generally occupy no more than 25% of the floor area of the primary use.

USES	PERMITTED	CONDITIONALLY PERMITTED
Auto body and paint shop		U
Automobile repair shop (heavy)		U
Automobile repair shop (light)		U
Blacksmith shop	P	
Boat building	P	
Book binding	P	
Bottling plant	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Building material sales, including carpet and flooring sales	P	
Cabinet shop	P	
Churches		U
Cold storage	P	
Contractor's yard	P	
Delicatessen/Restaurant (where deli/rest. occupies no more than 25% of the floor area of any single building)	P	
Delicatessen/Restaurant (where deli/rest. occupies more than 25% of the floor area of any single building)		U
Drafting, blueprint, photostat services	P	
Electric motor rebuilding	P	
Electronic appliance repair shop	P	
Equipment & vehicle rental & storage	P	
Feed and fuel yard	P	
Food and beverage processing	P	
Garden and landscape installation and maintenance services	P	
General wholesale of supplies, including but not limited to, vehicle parts, medical supplies, machine parts, and electronic components	P	
Grinding and sharpening services	P	



USES	PERMITTED	CONDITIONALLY PERMITTED
Janitorial services	P	
Lawn maintenance equipment sales	P	
Light manufacturing, fabrication, assembly, component manufacturing, small parts processing	P	
Lumber yard	P	
Machine and tool shops	P	
Mailing and sorting services	P	
Microbrewery, manufacturing and bottling, for wholesale distribution only	P	
Mini-storage	P	
Mobile pushcart vending		U
Moving and storage services	P	
Offices appurtenant to primary uses	P	
Outdoor storage and sales (Fully screened)	P	
Outside storage and sales (Not fully screened)		U
Pest control	P	
Pipe yard	P	
Printing shops, lithography, publishing	P	
Public utility service yard	P	
Research and Development	P	
Retail sales appurtenant to primary uses	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Sheet metal shops	P	
Telemarketing and data processing		U
Trailer Sales	P	
Truck Driving schools		U
Warehousing and Distribution	P	
Welding shops	P	

Any use sufficiently similar to one of the above listed uses, in character, operation, environmental impact and neighborhood compatibility, may be deemed a permitted or a conditional use in the discretion of the Community Development Director.

2. **Height Regulations** (see attachment)

Height regulations shall be as regulated by Sec. 17.54.030 of the Rocklin Municipal Code.

3. **Setback Regulations** (see attachment)

Setback regulations shall be a regulated by Sec. 17.54.070 of the Rocklin Municipal Code.

4. **Lot Coverage Regulations** (see attachment)

Lot coverage regulations shall be as regulated by Sec 17.54.050 of the Rocklin Municipal Code.

5. **Lot Area and Width**

The minimum lot area shall be 19,500 square feet.  
The minimum lot width shall be 110 feet.

6. **Off-Street Parking**

Off-street parking shall be as regulated in Sec. 17.66 of the Rocklin Municipal Code. Parking shall be calculated according to assigned, retail, office, and storage areas within all proposed buildings.

**EXHIBIT 1**

**Exhibit 1, the General Development Plan Map for Rocklin Ranch Industrial Park  
is on file in the City Clerk's office and in the Planning Department.**

Attachment

**17.54.030 Height regulations.**

Height regulations in the M-1 zone:

The maximum height for principal buildings and structures shall be thirty feet, and the maximum number of stories shall be two, with the following exception:

With a use permit the maximum allowable height may be increased up to fifty feet, and the maximum number of stories may be increased up to four. (Ord. 555 § 7, 1986; Ord. 336 § 6.23.020, 1977).

**17.54.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the M-1 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than twenty-five feet.

B. Rear. There shall be a rear setback of not less than ten feet.

C. Interior Side. There shall be an interior side setback of not less than ten feet.

D. Street Side. There shall be a street side setback of not less than ten feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.23.060, 1977).

**17.54.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the M-1 zone shall not exceed fifty percent of the lot area. (Ord. 543 § 1, 1986; Ord. 336 § 6.23.040, 1977).

GENERAL DEVELOPMENT  
PLAN PDG-98-02

ROCKLIN RANCH  
INDUSTRIAL PARK

EXHIBIT 1

Boundary of the Project

