

ORDINANCE NO. 921

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON AMENDING CHAPTER 16.12 - DEFINITIONS AND USE CLASSIFICATION SYSTEMS AND TABLE 16.24.1 OF CHAPTER 16.24 - INDUSTRIAL DISTRICTS OF THE RIPON MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIPON AS FOLLOWS:

SECTION 1. AMENDMENT OF CODE. Chapter 16.12 of the Ripon Municipal Code is hereby amended, in part, as follows:

1. Section 16.12.040 is amended to add the following definition:

“RECREATIONAL VEHICLE STORAGE FACILITY”. A commercial development which provides fenced or indoor, secure, onsite storage of more than three (3) recreational vehicles, boats and all-terrain vehicles. The storage of recreational vehicles on a site shall not exceed the maximum lot area building coverage percent for the district, regardless of whether the storage is indoors or outdoors. For outdoor storage, the building coverage percentage shall be calculated by the parking space size.

2. Table 16.24.1 “Uses in Industrial Districts” is hereby amended to read in full as attached hereto as Exhibit “A”.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Chapter is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter. The City Council hereby declares that it would have passed the ordinance codified in this Chapter, and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of this Chapter would be subsequently declared invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE AND PUBLICATION. This ordinance shall go into effect 30 days after its adoption and a summary of this ordinance shall be published five (5) days prior to and within fifteen (15) days following its adoption in the Manteca Bulletin, the official paper of the City of Ripon.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 8th day of August, 2023, by the following vote:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Leo Zuber, Vice Mayor
SECONDER: Gary Barton, Council Member
AYES: Restuccia, Zuber, de Graaf, Barton, Uecker

**THE CITY OF RIPON,
A Municipal Corporation**

By  _____
MICHAEL RESTUCCIA , Mayor

ATTEST:

By:  _____
LISA ROOS, City Clerk

Exhibit A

Table 16.24.1
USES IN INDUSTRIAL DISTRICTS

Legend:
 ✓ Permitted Use
 --- Not a Permitted Use
 U Conditional Use Permit Required

Use, Service or Facility	Industrial Districts	
	M-1	M-2
Adult Businesses (Subject to Chapter 5.36 of RMC)	✓	✓
Alarm Systems sales and/or service	✓	---
Animal Boarding Service	U	---
Appliance Repair Shop	✓	✓
Assembly/Light Manufacturing	✓	✓
Automobile/Vehicle Related Services		
Auto Parts Store	---	---
Auto Repair Shop	✓	✓
Auto Sales lot (more than 10 acres)	---	---
Auto Sales lot (up to 10 acres)	---	---
Auto/Truck Travel Plaza	---	---
Boat Sales	---	---
Camper Shell sales	---	---
Farm Equipment Sales	✓	✓
Indoor Vehicle Sales Establishment	U	---
Motorcycle sales and service	---	---
Recreational Vehicle Sales and Service	---	---
Recreational Vehicle Storage	✓	✓
Rental or Lease Agency including limousine service	---	---
Service or Gas station	---	---
Truck Sales and Service	✓	✓
Utility Trailer sales, rental, service	✓	---
Vehicle cleaning and detailing	✓	---
Vehicle Storage Yard	U	U
Building material and lumber sales	U	✓
Cabinet Shop	✓	✓
Card Room	---	---
Cartaker Residence	U	U
Cement Bulk Plant (Not permitted within 1000 feet of any residential area)	U	✓
Commercial Recreation and Entertainment	U	U
Communication Facilities	U	U
Crematory	U	U
Custom Manufacturing	✓	✓
Drive-Through Service	✓	---
Dry Cleaning Services (Drop-off and Pick-up only)	---	---
Dry Cleaning Services (cleaning plants)	U	✓
Eating and Drinking Establishments		
Bar, tavern	---	---
Delicatessen	✓	U
Fast Food Service Establishment - with or without Drive Through Services	U	---
Full Service Restaurant	✓	---
Ice cream, yogurt store	---	---
Limited Food Service - with or without Drive Through Services	U	---
Equipment rental	✓	✓
Food Processing	U	✓
Glass replacement and repair shop	✓	---
Hazardous Material Industrial (Not permitted within 1000 feet of any residential area)	---	U
Heavy Industrial	---	✓
High Technology	✓	✓
Janitorial services and supplies	✓	---

**Table 16.24.1 - Continued
USES IN INDUSTRIAL DISTRICTS**

Legend:
 ✓ Permitted Use
 --- Not a Permitted Use
 U Conditional Use Permit Required

Use, Service or Facility	Industrial Districts	
	M-1	M-2
Junkyard	---	U
Laboratory; medical, dental or optical	U	---
Laboratory; research, analysis	U	---
Limited Industrial	✓	✓
Linen Supply services	✓	✓
Locksmith	✓	---
Medical Marijuana Dispensaries (Subject to Chapters 9.10 and 16.111 of RMC)	---	---
Mini-storage	✓	✓
Nursery, plants	✓	✓
Offices, Business and Professional	✓	U
Offices, Contractors	✓	✓
Pallet Manufacturing	U	U
Pallet Recovery Services	✓	✓
Picture framing shop	✓	---
Pool Table sale and repair service	✓	---
Power Tools - sales, repair	✓	---
Print Shop	✓	---
Public and Semipublic Uses		
Banquet Facility	U	---
Child Care Centers	---	---
Churches	U	---
Residential Care, General	---	---
Residential Care, Limited	---	---
Recreational Facility - Indoor	✓	U
Recreational Facility - Outdoor	U	U
Recycling Services - Consumer	✓	✓
Recycling Services - Scrap Operations	---	U
Schools		
Business School	---	---
College or University	---	---
Driving School	---	---
Medical Related School	---	---
Other Private School	---	---
Private K-12 school	---	---
Public K-12 school	---	---
Trade/Vocational School	U	U
Seasonal Temporary Uses		
Studios - Art, Boxing, Dance, Gymnastics, Martial Arts, Music, Photography, Voice	✓	U
Swimming Pool/Spa - sales and service	✓	---
Utilities - Major	U	✓
Veterinarian/Animal Hospital - Large	U	U
Veterinarian/Animal Hospital - Small	✓	U
Visitor Accommodations		
Bed and Breakfast Inn	---	---
Conference Center	---	---
Hotel	U	---
Motel	U	---
Resort	---	---
Wholesaling and Distribution facility	✓	✓