

Chapter 16.50
Light Industrial District (M-1)

16.50.000 **Purpose**

The purpose of the M-1 District is to provide for light industrial uses that are compatible with adjacent urban development.

16.50.005 **Permitted Uses**

Permitted uses are subject to the requirements of the Design Review section of this chapter, if applicable. Refer to Zoning Code Use Table.

- A. Accessory Structures/Uses related to Industrial and Manufacturing uses, Subject to Chapter 16.105, Accessory Uses, Structures & Dwellings
- B. Bus Depot/Terminal
- C. Farm/logging/lumber supply/equipment sales & service
- D. Garden/Greenhouse, Commercial
- E. Industrial, Light
- F. Office, Business
- G. Planned Unit Development, Subject to Chapter 16.140, Planned Unit Development
- H. Retail Sales & Service
- I. Storage, self-service
- J. Scientific Testing/Research Laboratory
- K. Storage, self-service/RV
- L. Truck Stop/Freight/Trucking Terminal & Truck Repair
- M. Utility Facility
- N. Vehicular Sales, Rental, Repair, and Service
- O. Warehousing
- P. Waste/Recycling Services
- Q. Wholesale/services
- R. Wireless Telecommunication Tower

16.50.010 **Conditional Uses**

Conditional uses are subject to the requirements of the Design Review, if applicable. Refer to Zoning Code Use Table.

The following uses and their accessory structures may be permitted in the M-1 District when authorized by the Planning Commission pursuant to the Conditional Use Permit section of this chapter.

- A. Alcoholic Beverage Establishment
- B. Amusement Enterprise, Indoor

- C. Amusement Enterprise, Outdoor
- D. Bulk Storage Tanks/Cold Storage Facility
- E. Civic/Governmental Use
- F. Clinic, Medial & Dental
- G. Conference/Convention Center
- H. Dry Cleaners & Laundry
- I. Educational Facility
- J. Fuel Sales
- K. Funeral Homes, Mortuaries, & Taxidermist
- L. Hotels & Motels
- M. Parking as Primary Use
- N. Radio/TV Station/Studios
- O. Retail Sales, Manufactured Homes
- P. Retail Sales & Service-Single Tenant over 30,000sf
- Q. Storage, Outdoor, subject to Chapter 16.90
- R. Vehicle Wash
- S. Wireless Telecommunication Facilities

16.50.015 Limitations on Use

The following conditions and limitations shall apply to development in the M-1 District.

A. Vehicular Access

1. Access points to an industrial site shall be located to minimize traffic congestion and, to the extent possible, to avoid directing traffic into residential areas.
2. Where possible within industrial districts, access shall be designed to serve more than one industrial site.

B. Landscaping

1. Properties abutting a residential zone shall provide and maintain a dense evergreen landscape buffer that attains a mature height of at least seven feet or such other screening measures as may be prescribed by the Commission in the event differences in elevation should defeat the purpose of this requirement.
2. Yards adjacent to streets shall be planted and continuously maintained with lawn, shrubs or trees suited to the site and climate.
3. Other yards and unused property shall be maintained in grass or other suitable ground cover.

16.50.020 Dimensional Standards

The following dimensional standards are the minimum requirement for all development in the M-1 District except for modifications permitted under the Lot, Building, & Yard Exceptions or Planned Unit Development sections of this chapter.

A. Lot Size

1. The minimum lot size shall be 5,000 square feet.
2. The minimum lot width shall be 50 feet at the front building line.

B. Setback Requirements

1. Front Yard

| | |
|--------------------------------|---------------|
| Adjacent to a Residential Zone | 20 feet |
| Adjacent to any other zone | None required |

2. Side Yard

| | |
|--------------------------------|---------------|
| Adjacent to a Residential Zone | 15 feet |
| Adjacent to any other zone | None required |
| Adjacent to street | 20 feet |

3. Rear Yard

| | |
|--------------------------------|---------------|
| Adjacent to a Residential Zone | 15 feet |
| Adjacent to any other zone | None required |
| Adjacent to street | 20 feet |

C. Height of Buildings

Buildings in the M-1 District shall not exceed a height of 80 feet.

16.50.025 Parking Requirements

Off-Street parking and loading requirements for industrial uses are specified in the Off Street Parking and Loading of this Ordinance.