

Chapter 17.83

L-M LIMITED MANUFACTURING DISTRICT

Sections:

- 17.83.010 Purpose.**
- 17.83.020 Allowed uses.**
- 17.83.030 Accessory uses.**
- 17.83.040 Prohibited uses.**
- 17.83.050 Uses allowed with special use permit following a public hearing.**
- 17.83.060 Area and yard requirements.**
- 17.83.070 Development standards.**
- 17.83.080 Access, parking and loading requirements.**
- 17.83.090 Sign standards.**
- 17.83.100 Height restrictions.**
- 17.83.110 Other requirements.**

17.83.010 Purpose.

To provide for the establishment of areas where businesses can serve the community without offending neighboring commercial or residential activities and to provide a transition between commercial and industrial uses. This classification applies to zoning districts that were formerly designated "M-E industrial estate" districts and any other industrial or manufacturing designation except "M-1 manufacturing" district. (Ord. 620 § 1.4, 1996; Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.020 Allowed uses.

1. Automobile service and repair centers such as, but not limited to:
 - a. Body repair and painting,
 - b. Muffler shops,
 - c. Oil change and lube shops,
 - d. Transmission shops,
 - e. Parts and services,
 - f. Radiator shops,
 - g. Rentals,
 - h. Sales & Services, new and used,
 - i. Transmission shops,
 - j. Tire shops;
2. Bottling plants;
3. Building supply stores with outside storage including but not limited to:
 - a. Flooring stores,
 - b. Hardware stores,
 - c. Home improvement centers,
 - d. Home interior stores, i.e., cabinet shops,
 - e. Lighting fixture stores,

- f. Paint stores;
- 4. Card lock fuel facilities;
- 5. Construction shops and yards (under 5 acres);
- 6. Contractor/Sub-contractor yards/shops such as, but not limited to:
 - a. Plumbing,
 - b. Heating,
 - c. Air conditioning,
 - d. Electrical,
 - e. Mechanical (under 5 acres);
- 7. Convenience stores with gasoline sales;
- 8. Distributing plants;
- 9. Equipment and tool rentals, outside storage and/or motorized equipment over 5

h.p.;

- 10. Farm machinery and equipment, new and used, sales and repair services;
- 11. Financial institutions–operations centers;
- 12. Food and beverage establishments, including drive-ins and fast food;
- 13. Glass shops, residential and vehicle;
- 14. Hardware stores: see “Building supply stores”;
- 15. Home improvement centers: see “Building supply”;
- 16. Laboratories, research facilities and offices, business and professional, such as, but

not limited to the following:

- a. Dental,
- b. Optical,
- c. Medical,
- d. Chemical,
- e. Mechanical,
- f. Print,
- g. Blueprint,
- h. Photocopy shops;
- 17. Laundry services providing large scale laundering including, but not limited to:
 - a. Dry cleaning or dyeing services,
 - b. Laundry agencies,
 - c. Diaper services,
 - d. Linen supply services.;
- 18. Lumber yards and building supplies, wholesale with outside storage;
- 19. Manufactured homes/mobile homes, new and used, sales, service and repairs;
- 20. Motor homes: see “Recreational vehicles”;
- 21. Newspaper printing office;
- 22. Nurseries, plants trees and landscaping services with outside storage;
- 23. Parcel services–shipping of freight and large items;
- 24. Parking lots (commercial-public);
- 25. Pet sales and services, such as but not limited to:
 - a. Animal feeds,

17.83.020

- b. Grooming,
- c. Limited boarding,
- d. Supplies;

26. Recreational vehicles, new and used, sales and repair services, including but not limited to:

- a. All terrain vehicles (ATV's),
- b. Boats,
- c. Motorcycles,
- d. Motor homes,
- e. Snowmobiles,
- f. Travel trailers;

27. Recycling facilities as defined, (collection only), excluding hazardous substances and/or materials;

28. Restaurants: see "Food and beverage establishments";

29. Retail shops;

30. Service stations/gas with above ground storage;

31. Sign shops, manufacture and maintenance;

32. Storage facilities - self-service/mini-warehouses;

33. Stores, limited wholesale/public retail sales and services;

34. Trade, technical and vocational schools;

35. Upholstery shops, furniture and automobile;

36. Utility service centers;

37. Veterinary services with limited boarding;

38. Warehousing and wholesaling;

39. Any use allowed in the G-C general commercial zoning classification district, subject to the same conditions and restrictions provided in the G-C general commercial zoning classification district. (Ord. 620 § 1.4, 1996; Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.030 Accessory Uses.

Sale of merchandise in connection with an allowed use. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.040 Prohibited uses.

A. Public and semi-public buildings such as, but not limited to the following: churches, schools and libraries;

B. Manufacture, storage, packing, processing, handling or transfer of products, including but not limited to:

- 1. Abrasives,
- 2. Acid or acid by-products,
- 3. Agricultural implement manufacturing,
- 4. Batch plants, asphalt or concrete,
- 5. Bulk sales of petroleum products,
- 6. By-products from fish, meat or animals, glue works and similar uses,

7. Cement plants,
8. Chemical products,
9. Corrosives,
10. Detergents, soaps and by-products using animal fats,
11. Explosives,
12. Extraction and processing of rock, sand, gravel, asphalt and like earth products,
13. Fertilizer manufacturing, processing and distribution,
14. Flammable liquids, volatile gases, liquified petroleum, gas, and explosives above and below ground,
15. Food or food products obtained from vegetable, plant or animal sources including but not limited to: (This provision does not apply to restaurants, cafes or similar uses.)
 - a. Flour and grain mills,
 16. Gas manufacturing plants,
 17. Gypsum and other forms of plaster base manufacturing,
 18. Hazardous materials,
 19. Insulation manufacturing (flammable types),
 20. Meat packing and processing, wholesale and retail,
 21. Metal casting or rolling mill,
 22. Metals extraction and smelting plant,
 23. Obnoxious materials, products or gases,
 24. Petroleum and petroleum products plant,
 25. Slaughterhouses,
 26. Stock yards,
 27. Toxic products,
 - C. Junkyards;
 - D. Refuse disposal facilities;
 - E. Used material: see "Junkyards" and or "Salvage yards - second hand or thrift stores." (Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.050 Uses allowed with a special use permit following a public hearing.

- A. Hotels/motels;
- B. Casinos;
- C. Bars;
- D. Construction shops and yards (above 5 acres);
- E. Machine shops, blacksmith shops, and metal working (welding);
- F. Mortuary/crematorium;
- G. Recycling centers—full service as defined in Chapter 17.08 (no hazardous materials);
- H. Residence occupied by caretaker or owner;
- I. Truck stops with repair service;
- J. Well drilling operations. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.060

17.83.060 Area and yard requirements.

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot dimensions:
 - 1. Width: 75 feet.
 - 2. Depth: 75 feet.
- C. Yard requirements:
 - 1. Front yard: 20 feet.
 - 2. Side yard: 20 feet.
 - 3. Rear yard: 20 feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.080 Access, parking and loading area requirements.

See Chapter 17.25. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.090 Sign standards.

See Chapter 17.27. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.100 Height restrictions.

See Chapter 17.21.060. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.83.100 Other requirements.

In addition to the requirements, provisions and standards as outlined above, the following shall apply:

- A. All outside storage shall be fenced with a site obscuring security fence at least six feet in height.
- B. All outside storage must be within the fenced area.
- C. A maximum eight-foot high solid fence or wall shall be erected along the property line of an L-M lot which is a district boundary between an L-M and any residential district.
 - 1. Where the district boundary is an interior side lot, the required fence or wall shall be reduced in height to three feet within ten feet of the street line.
 - 2. Where the district boundary is a corner lot with an interior rear lot line, the required wall shall be reduced in height to three feet within fifteen feet of the street property line.
- D. No structure exceeding the maximum height permitted in any residential zoning district shall be allowed within two-hundred feet of the boundary of any residential zoned property.
- E. All fuel pumps dispensing fuel into motor vehicles shall maintain the minimum side yard and rear yard setback requirement of this zoning district.
- F. Every use shall be operated so that it does not emit an obnoxious or dangerous degree of heat, glare, vibration, radiation, dust, smoke or fumes beyond the property line.
- G. No materials or wastes shall be deposited upon any lot in such form or manner that they may be transferred off the lot by natural causes or forces. (Ord. 617 § 1.1 Exh. A (part), 1996)