

Chapter 17.87

M-1 INDUSTRIAL DISTRICT

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17.87.010 Purpose.

To provide for the establishment and promotion of areas, where production processes, which should be more controlled due to the nature of the activity and/or the scale of operation may be located and to ensure compatibility with similar uses. This classification applies to zoning districts that were formerly designated "M-1 manufacturing" districts. (Ord. 620 § 1.6, 1996: Ord. 617 § 1.1 Exh. A (part), 1996)

17.87.020 Allowed uses.

1. Agricultural implement manufacturing.
2. Animal hospitals: see "Veterinary services";
3. Automobile service and repair centers such as, but not limited to:
 - a. Transmission shops,
 - b. Tire shops with vulcanizing,
 - c. Lube and oil change,
 - d. Muffler shops,
 - e. Radiator shops,
 - f. Wash and/or detailing shops,
 - g. Auto-body repair and painting;
4. Billboards;
5. Cabinet shops;
6. Commercial establishments for storage, handling, packing or processing of food or food products obtained from vegetable, plant or animal sources. This provision does not apply to restaurants, cafes or similar uses;
7. Construction shops and yards (over 5 acres);
8. Diesel repair facilities;
9. Fabricating of metals, plastic, wood or other products;

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10. Farm machinery sales and services;
11. Feed stores;
12. Flour and grain mills;
13. Kennels, commercial and accessory activities.
14. Lumber yards and building supply yards, sales and outside storage;
15. Machine shops, blacksmith shops, and metal working (welding);
16. Manufacturing, storage, handling or transfer of products, excluding hazardous, abrasive, acid or acid by-products, chemicals, corrosive, explosive, toxic or other obnoxious materials, products or gases;
17. Recycling facility as defined in Chapter 17.08 - no hazardous materials;
18. Truck stops;
19. Truck terminals;
20. Storage yards;
21. Warehousing activities;
22. Well drilling services;
23. Warehousing;
24. Wholesaling of liquor and food goods.
25. 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;
26. Any use allowed in the L-M limited manufacturing zoning classification district, subject to the same conditions and restrictions provided in the L-M limited manufacturing zoning classification district. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.87.030 Accessory uses.

Those accessory uses and buildings customarily appurtenant or appropriate to a permitted use. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.87.040 Prohibited uses.

- A. Public and semi-public uses, such as, but not limited to: churches, schools, hospitals and libraries;
- B. Bars;
- C. Motels/hotels;
- D. Casinos;
- E. Liquor sales. (Ord. 617 § 1.1 Exh. A (part), 1996)

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

- A. Agricultural processing, packing or storage;
- B. Salvage yards and wrecking operations;
- C. Batch plant, asphalt and concrete;
- D. Bulk storage yards;
- E. Convenience stores;

- F. Feed lots;
- G. Fertilizer manufacturing, processing, and distribution plants;
- H. Manufacture, storage, handling or transfer of hazardous, abrasive, acid or acid by-products, chemicals, corrosive, explosive, toxic or other obnoxious materials, products or gases;
- I. Manufacture of byproducts from fish, meat or animals, including slaughterhouses, storage and meat-packing plants, fertilizer or glue works and similar uses;
- J. Manufacture, storage, handling or transfer of flammable liquids, liquified petroleum, gases, and explosives above and below ground.
- K. Meat packing and processing, wholesale and retail;
- L. Recycling - hazardous materials and substances;
- M. Residence - one per lot for caretaker or owner;
- N. Restaurants -including fast food;
- O. Stockyards;
- P. Trade, technical or vocational schools;
- Q. Volatile gas storage or processing;
- R. Wrecking yards, junkyards, and dump or refuse disposal yards. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.87.060 Area and yard requirements.

In addition to the requirements outlined in other Chapters, the following shall apply:

- A. Minimum lot area: one acre.
- B. Lot area may be reduced to twenty thousand square feet when the site has direct access by a frontage road or collector street.
- C. Minimum lot dimensions:
 1. Lot width: 100 feet.
 2. Lot depth: 120 feet.
- D. Yard requirements:
 1. Front yard: 20 feet.
 2. Side yard: 20 feet.
 3. Rear yard: 0 feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.87.080 Access, parking and loading area requirements.

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

17.87.090 Sign standards.

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

17.87.100 Height restrictions.

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

17.87.110 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 M-1 lot which is a district boundary between an M-1 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 required minimum side yard and a twenty foot minimum rear yard setback in this zoning district.

F. Every use shall be operated so that it does not emit any 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)