

**Chapter 17.38**

**M-1 INDUSTRIAL DISTRICT**

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**17.38.010 Purpose.**

The purpose of the M-1 industrial district is to promote sound industrial areas and to protect these areas from incompatible uses. (Ord. 1-5-87A § 18(A))

**17.38.020 Permitted uses.**

The following are permitted uses in the M-1 industrial district:

- A. Agricultural implement manufacturing;
- B. Agricultural processing, packing and processing;
- C. Wholesale and retail meat packing and processing;
- D. Automotive sales and services;
- E. Flour and grain mills;
- F. Feed stores;
- G. Creameries;
- H. Machine shops and blacksmith shops;
- I. Retail shops such as but not limited to tire stores, fuel yards and lumber yards;
- J. Contractor yards and shops such as but not limited to plumbing, heating, electrical and paint contractors;
- K. Warehousing activities;
- L. Truck stops and auto repair facilities;
- M. Fertilizer distribution plants. (Ord. 1-5-87A § 18(B))

**17.38.030 Accessory uses.**

Those accessory uses and buildings customarily appurtenant to a permitted use are allowed in the M-1 industrial district. (Ord. 1-5-87A § 18(C))

**17.38.040 Conditional uses.**

The following are conditional uses in the M-1 industrial district:

- A. Restaurants;

- B. Convenience markets with a gross floor area not to exceed three thousand square feet;
- C. Vocational and trade schools;
- D. Billboards;
- E. Petroleum tank farms;
- F. Volatile gas storage or processing;
- G. Automobile salvage and wrecking operations;
- H. Salvage of metal, glass and paper;
- I. Stockyards and/or slaughterhouses;
- J. One dwelling or mobile home per permitted use. (Ord. 1-5-87A § 18(D))

**17.38.050 Prohibited uses.**

The following are prohibited uses in the M-1 industrial district:

- A. Churches, public schools and libraries;
- B. Manufacture of acid byproducts, chemicals or gas, corrosive or explosive products. (Ord. 1-5-87A § 18(F))

**17.38.060 Height regulations.**

In the M-1 industrial district, no building shall exceed three stories or thirty-five feet. (Ord. 1-5-87A § 18(F))

**17.38.070 Area and yard requirements.**

The following are area and yard requirements for the M-1 industrial district:

- A. Minimum Lot Area.
1. Each lot shall have a minimum of one acre.
  2. Lot area may be reduced to twenty thousand square feet when all of the following exist:
    - a. Public or quasi-public water and sewer are available.
    - b. The site has direct access by a frontage road or collector street;
- B. Minimum Lot Dimensions.
1. Minimum lot width, one hundred feet,
  2. Minimum lot depth, one hundred twenty feet;
- C. Yards
1. Front yard, twenty feet in depth,
  2. Side yard, twenty feet in depth,
  3. Rear yard, none. (Ord. 1-5-87A § 18(G))

**17.38.080 Additional Requirements**

The following additional requirements apply in the M-1 industrial district:

- A. All outside storage shall be fenced with an opaque fence.

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B. All fuel pumps dispensing fuel into motor vehicles shall maintain a twenty-foot setback from side and rear property lines.

C. All off-street parking requirements and regulations are as provided in Chapter 17.60 of this title. (Ord. 1-5-87A § 18(H))