

### 3.310 M-1: LIGHT MANUFACTURING

#### Intent

This zone is intended to provide for the development of industrial uses involving fabrication, manufacturing, assembly or processing of materials that are already in processed from, and warehousing. The uses permitted are restricted, limiting objectionable or obnoxious influences and activities, thereby permitting the location of such uses in reasonable proximity to other forms of land use without any detrimental effect.

#### Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

|                                    |                                    |
|------------------------------------|------------------------------------|
| Administrative and Business Office | Funeral Services                   |
| Agricultural Sales and Service     | General Retail Sales               |
| Arts and Crafts                    | Horticulture                       |
| Automotive Rentals                 | Hotel/Motel                        |
| Automotive Repair Services         | Hospital Services (Limited)        |
| Automotive Sales                   | Indoor Entertainment               |
| Automotive Washing                 | Indoor Sports and Recreation       |
| Building Maintenance Services      | Kennels                            |
| Business Support Services          | Laundry Services                   |
| Business or Trade School           | Liquor Sales                       |
| Club or Lounge                     | Local Utility Service              |
| Cocktail Lounge                    | Maintenance and Service Facilities |
| Commercial Off-Street Parking      | Medical Offices                    |
| Communication Services             | Outdoor Entertainment              |
| Construction Sales and Services    | Outdoor Sports and Recreation      |
| Consumer Convenience Services      | Pawn Shop Services                 |
| Consumer Repair Services           | Personal Improvement Services      |
| Convenience Storage                | Personal Services                  |
| Convenience Store/Self Serve Gas   | Pet Services                       |
| Custom Manufacturing               | Professional Offices               |
| Equipment Repair Services          | Religious Assembly                 |
| Equipment Sales                    | Research Services                  |
| Exterminating Services             | Restaurant                         |
| Financial Services                 | Service Station                    |
| Food Sales                         | Veterinary Services                |

## Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in Section 5.400.

|  |                                    |
|--|------------------------------------|
| Campground                                       | Limited Warehousing & Distribution |
| Drive through facilities associated with any use | Restaurant-Drive In/Fast Food      |
| Light Manufacturing                              | Transportation Terminal            |

## Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

## Site Development Regulations

Each site in the "M-1" district shall be subject to the following site development regulations.

| Feature            | Regulation                                  |
|--------------------|---|
| Lot Size           | Minimum Lot Area, 5,000 Square feet         |
| Lot Width          | Minimum Lot Width, 50 feet                  |
| Height             | Maximum Building Height, 3 stories, 38 feet |
| Front Yard         | Minimum Required Setback, 10 feet           |
| Street Side Yard   | Minimum Required Setback, 10 feet           |
| Interior Side Yard | Minimum Required Setback, 10 feet*          |
| Rear Yard          | Minimum Required Setback, 10 feet*          |

|   |                          |
|---|--------------------------|
| Maximum Impervious Coverage   | 85%                      |
| Maximum Building Coverage   | Percent of Lot Area, 75% |
| Nonconforming Uses  | Section 6.100            |
| Site Development Regulations  | Section 7.000            |
| Special Yard Regulations  | Section 7.300            |
| Fences, Walls and Visibility  | Section 7.530            |
| Parking   | Section 7.800            |
| Landscaping and Screening Regulations                               | Section 7.900            |
| Temporary/Accessory Building  | Section 8.000            |
| Signs   | Sign Ordinance           |
|   |                          |
| *25 feet when adjacent to Residential Uses outside subject district |                          |