

ARTICLE 10: LIGHT INDUSTRIAL ZONE: M-1

Section 10.01 Light Industrial Zone. The purpose of this zone is to provide for the orderly development and management of light industry.

Section 10.02 Permitted Uses. In an M-1 Zone, the following uses and their accessory uses are permitted outright:

- A. Retail, wholesale or service business establishments except a use set forth in Section 10.03.
- B. Farm use, excluding livestock feedlot, sales yard or auction market and slaughter facility.
- C. Residence for caretaker, night watchman or owner/operator on property with an existing industrial or commercial use.
- D. Freight depot, trucking terminal and railroad facilities.
- E. Automobile service station or truck stop.
- F. Veterinary clinic, animal hospital or kennel.
- G. Laboratory, research or testing facility.
- H. Storage buildings for personal property (mini-storage) and recreation vehicle or boat storage.
- I. Wholesale distribution outlet, including warehousing.
- J. Cabinet shop, contractor's or building materials, and other construction-related businesses including plumbing, electrical, roofing, siding, etc.
- K. Ice or cold storage plant, including food locker rental.
- L. Recreation vehicle and/or boat manufacture, repair, sales and service.
- M. Welding, sheet metal, machine shop or metal fabrication totally enclosed within a building.
- N. Government buildings including armories, maintenance, repair, storage, general and emergency services and offices.
- O. Manufacturing, fabricating, processing, repairing or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, scientific or electronic supplies and equipment, business machines, furniture, signs, and similar operations totally enclosed within a building.
- P. Processing, packaging, storage and distribution of foods or beverages, excluding those involving distillation, fermentation, rendering of fats and oils and slaughtering.
- Q. Public or semi-public use, including utility facilities.
- R. Forest products remanufacturing with all manufacturing activities totally enclosed within buildings and not more than 25% of the lot area used for outside storage of materials.

Section 10.03 Conditional Uses. In an M-1 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of this Article and Article 24 of this Ordinance:

- A. Any use permitted by Section 10.02 which is located within 200 feet of a lot within a residential zone or a lot within a duly platted subdivision.
- B. Any use permitted by Section 10.02 which involves outside storage and is located within 200 feet of a residential or commercial zone.
- C. Any use permitted by Section 10.02 which is located within 200 feet of a residential or commercial zone and requires a DEQ contaminant discharge permit.
 - 1. Occupy more than 70% of the land area.
 - 2. Require more than one (1) acre of land area.
 - 3. Generate more than 20 truck-trailer or other heavy equipment trips to and from the premises during the busiest hour of the day.
 - 4. Generate any odor, dust, fumes, glare, flashing lights, or noise which is perceptible within 500 feet from the property line of the subject use without instruments.
- D. The resumption of a residential use where the subject use has previously been conducted and has not been discontinued for a period exceeding six months.
- E. Livestock sales or auction market and slaughtering facility, excluding rendering plant.
- F. Energy facilities.
- G. Temporary mobile home park.
- H. Wrecking yard or junk yard.
- I. Forest products remanufacturing with all manufacturing activities totally enclosed within buildings except as set forth in Section 10.02(R).

Section 10.04 Use Limitations. In an M-1 Zone, the following limitations and standards shall apply to all permitted uses:

- A. Any use which creates noise, smoke, odor, gases, vibrations, or other environmental impacts is prohibited unless maintained in compliance with applicable DEQ and/or EPA standards.
- B. Vehicular access to streets and highways shall be limited and shall meet with the approval of the Planning Commission in accordance with the following factors and guidelines:
 - 1. Access to public streets shall be so located as to minimize traffic congestion.
 - 2. Access shall be so located as to avoid directing industrial traffic onto residential streets.
 - 3. There should not be more than one ingress and one egress per each 300 feet of street frontage or fraction thereof and, if deemed necessary, the Commission may require shared ingress and egress.
 - 4. All parking demand created by a use permitted in this zone shall be accommodated on the subject premises entirely off-street.

5. No use permitted in this zone shall require the backing of traffic onto a public street or highway right-of-way to accommodate ingress or egress to any use or premises thereof.
- C. Materials shall be sorted and grounds maintained in a manner which will neither attract or aid the propagation of insects or rodents, or otherwise create a public health hazard, a public safety hazard, or an unsightly condition.
- D. All service, processing and storage on property abutting or facing a residential zone shall be wholly within an enclosed building or screened from view from the residential zone or street or highway by a permanently maintained, sight-obscuring fence or sight-obscuring landscape at least 6' in height.
- E. Building entrances or other openings adjacent to or facing a residential or commercial zone shall be prohibited if they cause excessive noise not in compliance with DEQ and/or EPA standards, or otherwise can be shown to adversely affect the use or value of the adjacent or facing property(s).

Section 10.05 Dimensional Standards. In an M-1 Zone, the following Dimensional Standards shall apply:

- A. The minimum lot size shall be determined in accordance with the provisions of this Article and this Ordinance relative to setback requirements, off-street parking, loading and access requirements, lot coverage limitations, and as deemed necessary by the Commission to maintain air, water and land resource quality and to protect adjoining and area land uses.
- B. Except as required when abutting another zone and particularly when abutting a residential zone, full coverage of the lot area is allowable, provided that when one party has constructed a building on the boundary of the abutting parcel, the adjoining landowner shall either use that wall as a common party wall or shall put his wall immediately adjacent to the other party's wall or shall maintain a setback of six (6) feet from the wall.
- C. Building Setback Requirements: Front, side and/or rear yard setbacks are not required except as set forth herein:
 1. The minimum setback between a structure and a property line abutting a lot in a residential zone shall be 50 feet.
 2. The minimum setback between a structure and a property line abutting a lot in a commercial zone shall be equal to that required by the abutting zone.
 3. The minimum setback between a structure and a right-of-way line of an arterial or major collector street or highway shall be 20 feet.
- D. Building Height Limitation: No structure shall exceed a height of 45 feet.

Section 10.06 Off-Street Parking and Loading. In an M-1 Zone, off-street parking and loading facilities shall be provided in accordance with the provisions of this Article and Article 21 of this Ordinance.

Section 10.07 Signs. In an M-1 Zone, signs are permitted as authorized by Article 22 of this Ordinance.

Section 10.08 Site Plan Review. In an M-1 Zone, all uses permitted are subject to the site plan review provisions of Article 23 of this Ordinance.

Section 10.09 Lakeview Industrial Site Master Plan. In an M-1 Zone, all uses proposed within the boundaries of the Lakeview Industrial Site Master Plan are subject to approval under the provisions of that "Plan".