Chapter 17.80 M-1 LIMITED INDUSTRIAL

17.80.010 Purpose.

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17.80.030 Conditional uses.

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17.80.010 Purpose.

The purpose of the M-1 district is to establish and maintain a limited industrial district for commercial and restricted industrial uses, including industrial parks and office-warehouse concepts.

17.80.020 Permitted uses.

Except as otherwise provided, no new building, structure, or land use shall be permitted in an M-1 district, except:

1. Animal shelters, treatment centers, animal clinics, and animal boarding centers;
2. Assembly of devices or instruments, or packaging of products from previously prepared materials;
3. Automobile and vehicular sales and/or repair;
4. Automobile and vehicular service stations and public garages;
5. Automobile wrecker services;
6. Bed and breakfast;
7. Bed and breakfast homestay;
8. Bed and breakfast inn;
9. Bottling factories or plants;
10. Builders' supply yards;
11. Bulk plants with underground/above ground storage;
12. Commercial processing dairies and creameries, including depots (excluding dairy farms);
13. Commercial greenhouses and nurseries;
14. Commercial kennels;
15. Commercial laundries;
16. Convenience establishments;
17. Day-care, adult;
18. Child care center;
19. Family child care center - zoning review;
20. Experimental or testing laboratories and research facilities;
21. Fabrication plants (steel or wood);
22. Farm implement sales and services;
23. Frozen food lockers;
24. Grocery stores;
25. Manufactured home (mobile) sales and service;
26. Manufacturing, assembly, or packing of products from previously prepared materials;
27. Manufacturing of devices or instruments;
28. Manufacturing and processing of food or food products;
29. Motels and hotels;
30. Offices, general and professional;
31. Open sales lots;
32. Pet supplies;
33. Parks, playgrounds, historical sites, and other similar recreational facilities;
34. Pawnshops;

35. Personal service shops;
36. Plumbing, welding, electrical supply, and service shops;
37. Printing and newspaper houses;
38. Public utilities and public service installations, including repair and storage facilities;
39. Recycling businesses;
40. Restaurant, cafes, and coffee shops;
41. Retail businesses;
42. Transportation depots;
43. Veterinary clinics with boarding outside pens;
44. Warehouses, including both indoor and outdoor storage.

17.80.030 Conditional uses.

The following are conditional uses in an M-1 district:

A. Apartments, as a part of the main structure, or manufactured homes (mobile) necessary for safety or security reasons, in conjunction with the principal use, occupied only by persons responsible for security in the principal use and employed by the industry or business conducting the principal use;
B. Gaming/gambling; provided said use is located in excess of three hundred feet from any school or church use;
C. Heliports;
D. Homes for the homeless;
E. Parking lots;
F. Other uses compatible with the intent of this district, as determined by the commission.

17.80.040 Minimum standards.

A. Lot Area. None.

B. Lot Width. None.

C. Yard Requirements.

1. Front, side and rear yard setback, none;

2. If an industrial use adjoins any residential zone, setbacks shall be ten feet.

D. Noise Regulations.
Noise generated by uses in this district shall not exceed eighty decibels during the daytime and seventy-five decibels during the nighttime, or violate other provisions of Chapter 8.20 of this code.