

## Chapter 18.44

### M-1 Light Manufacturing Zone

#### Sections:

- 18.44.010      Permitted Uses**
- 18.44.020      Special Uses**
- 18.44.030      Minor Uses**
- 18.44.040      Building Height**
- 18.44.050      Front Yards**
- 18.44.060      Side Yards**
- 18.44.070      Rear Yards**
- 18.44.080      Building Site Area**
- 18.44.090      Limitations on Permitted Uses**
- 18.44.110      Refuse Collection and Storage**

#### Section 18.44.010      Permitted Uses

In an M-1 zone, the following uses are permitted:

A. All uses permitted by subsections A and B of Section 18.42.010, subject to the same conditions and restrictions applicable to the uses permitted by such subsections.

B. The following additional uses:

- 1. Bakery
- 2. Blacksmith shop
- 3. Bottling works
- 4. Box lunch preparation or catering establishment with less than five catering vehicles.
- 5. Food processing
- 6. Large and small recycling collection facilities, subject to site development plan pursuant to Sections 18.64.020 through 18.64.040
- 7. Large and small recycling facilities, subject to a site development plan pursuant to Sections 18.64.020 through 18.64.040
- 8. Manufacture of:
  - a. Athletic equipment and sporting goods
  - b. Beverages (nonalcoholic)
  - c. Containers, not over ten cubic feet in capacity
  - d. Electrical or electronic appliances, equipment and supplies
  - e. Household equipment
  - f. Laboratory and scientific instruments and supplies
  - g. Musical instruments
  - h. Office supplies
  - i. Optical instruments
  - j. Photographic equipment and supplies
  - k. Plastic products
  - l. Pottery
  - m. Surgical, medical and dental instruments and supplies
  - n. Textile goods
  - o. Tools, hand
  - p. Toys
  - q. Upholstery

- r. Wall board
- s. Wallpaper
- t. Watches, clocks and jewelry
- 9. Moving and warehouse storage
- 10. Paint shop
- 11. Printing and publishing
- 12. Research laboratories
- 13. Sand and gravel storage
- 14. Sheet metal shop
- 15. Soft water service and processing
- 16. Tinsmith shop
- 17. Welding shop

C. Any other industrial type use upon the issuance of a special use permit, except for the following uses, which are prohibited:

- 1. Abattoir
- 2. Blast furnaces or smelting of ores
- 3. Boiler shops
- 4. Coke ovens
- 5. Crematoriums
- 6. Distillation of bones
- 7. Fat rendering
- 8. Incineration, reduction or dumping of offal, garbage or refuse on a commercial basis.
- 9. Junkyard and/or salvage yard
- 10. Lime kilns
- 11. Manufacture of:
  - a. Explosives
  - b. Lime or products
  - c. Poison
  - d. Rubber
  - e. Sulphuric acid
- 12. Radium extraction
- 13. Rolling mill
- 14. Rubber reclaiming
- 15. Smelting using other than electric energy
- 16. Stockyard or slaughterhouse
- 17. Storage or baling of bottles, junk, old iron, rags, rubber or scrap paper
- 18. Tanneries
- 19. Wood or bone distillation.

(Prior Code Appendix A 1501; Ord. No. 93-7, Amended, 03/23/93; Ord. No. 97-5, Amended, 03/25/97)

### **Section 18.44.020 Special Uses**

In addition to those uses permitted by special use permit by Section 18.44.010 (C), all uses permitted by special use permit in the C-1, C-2 and C-3 zones are permitted by special use permit in the M-1 zone, subject to the same conditions and restrictions. If a use is permitted by Sections 18.44.010 A or B, a special use permit is not required. In addition, the following land uses may be permitted by special use permit in the M-1 zone:

- A. Airports
- B. Asphalt paving plants
- C. Passenger and freight stations for rail and bus travel

D. Rock crushing plants or processing of decomposed granite, soil, rock, sand or gravel.

E. Shooting ranges, including pistol, rifle, trap and skeet ranges, provided these uses are within an entirely enclosed building which may not be penetrated by any projectile or explosion caused by the use.

F. Bottling, processing and distribution of water produced on the premises

G. Mining, including drilling for and the production of oil and gas

H. Concrete products manufacturing

I. Salvage and recycling of inoperable automobiles subject to screening conditions to prevent, insofar as reasonably possible, the operation from being visible by the public at large or by any resident of adjacent residential development.

J. Auction houses

K. Box lunch preparation or catering establishment with five or more catering vehicles.

(Prior Code Appendix A 1501; Ord. No. 93-7, Amended, 03/23/93)

### **Section 18.44.030 Minor Uses**

In an M-1 zone, the following uses are permitted, provided a minor use permit is obtained in accordance with the provisions of this title:

A. Day care and boarding of children

B. Parks

C. Public buildings and uses

D. Radio and television transmitters

E. Recreational facilities

F. Rental/leasing of motor vehicles and trailers other than in a vehicle sales lot where the activity is an ancillary (secondary) use on a site containing another use which is considered the primary use (e.g., automobile service station or other retail sales or service activity) and such use would result in an intensification of the primary use(s) on the site. Such rentals may include commercial vehicles, recreational vehicles (house cars), or trailers when specified by the use permit.

G. Repealed

H. Schools

(Prior Code Appendix A 1501; Ord. No. 92-16, Amended, 09/08/92)

### **Section 18.44.040 Building Height**

In the M-1 zone, no building or structure shall exceed two stories or 35 feet in height, whichever is less, except that buildings and structures of greater height may be erected, provided a special use permit is issued therefore in accordance with the provisions of this title.

(Prior Code Appendix A 1502)

### **Section 18.44.050 Front Yards**

In an M-1 zone, no building or structure shall be erected or maintained less than 50 feet from the centerline of the street upon which the building site fronts.

(Prior Code Appendix A 1504)

### **Section 18.44.060 Side Yards**

In an M-1 zone, no side yards is required, except that every lot and building site shall have a side yard not less than five feet in width along any side lot line which abuts property in any residential zone.

(Prior Code Appendix A 1504)

### **Section 18.44.070 Rear Yards**

In an M-1 zone, every lot and building site shall have a rear yard of not less than 15 feet in depth, except that one-half of the width of an alley abutting the rear yard may be included as a rear yard for the purpose of computing the 15-foot rear yard requirement.

(Prior Code Appendix A 1505)

### **Section 18.44.080 Building Site Area**

In an M-1 zone, there is no minimum area requirement for lots or building sites.  
(Prior code Appendix A 1506)

### **Section 18.44.090 Limitations on Permitted Uses**

Except for the uses specified in Section 18.38.050 (A), every use permitted in an M-1 zone shall be subject to the following conditions and limitations:

- A. All operations shall be conducted entirely within an enclosed building;
- B. A planting strip at least ten feet wide shall be provided along each abutting street, public space or property in any residential zone, except for necessary ways of ingress and egress.

(Prior Code Appendix A 1507)

### **Section 18.44.100 Utilities**

In the M-1 zone:

A. 1. All new and existing utility distribution facilities, including cable television lines, within the boundaries of any lot or building site where a building permit is requested or within and half-street abutting such lot or building site shall be placed underground, except with regard to a building permit for improvements of less than 25 percent of the value of the existing building, as to existing facilities.

2. The permittee is responsible for complying with the requirements of this section, and he shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities.

3. Transformers, terminal boxes, meter cabinets, pedestals, concealed duct, and other facilities necessarily appurtenant to such underground utilities and street lighting systems may be placed above ground.

B. The provisions of this section shall not apply to the installation and maintenance of overhead electric transmission lines in excess of 34,500 volts and long distance and trunk communications facilities.

C. The installation of cable television lines may be waived when, in the opinion of the Director of Planning, no licensed cable television operator is found to be willing and able to install cable television lines in the subdivision.

D. 1. When there is less than 600 feet of line requiring conversion, an in-lieu fee may be applied if approved by the Public Works Director. The fee will be established on a cost per-foot basis using a typical 600-foot project of feeder circuit or local distribution circuit.

2. In-lieu fees shall be deposited in a special undergrounding, account to be used as approved by the City Council for future undergrounding of utilities.

3. This subsection may be applied to building permits existing on the effective date of the ordinance codified in this section at any time before certificate of occupancy is granted.

(Prior Code Appendix A 1508)

#### **Section 18.44.110 Refuse Collection and Storage**

A. All developments shall provide a central location (s) for the collection and storage of refuse. Existing developments will be subject to these requirements as provided for by Section 18.58.590 of this code.

B. Areas designated for the collection and storage of solid waste material shall conform with the provisions of Section 18.58.590 of this code.

(Ord. No. 94-25, Enacted, 10/25/94)