

Chapter 400. Zoning Regulations

Article VI. Light Industrial Zoning District

Section 400.320. "M-1" Light Industrial Zoning District.

[R.O. 2005 §30-56; CC 1997 §30-56; Ord. No. 2266 §6, 7-1-1998; Ord. No. 2481 §7, 2-6-2002; Ord. No. 2751 §2, 3-1-2006; Ord. No. 2932 §9, 2-4-2009; Ord. No. 2948 §§3—4, 7-15-2009]

A. *Purpose.* The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Section, are the regulations in the "M-1" Light Industrial Zoning District. The purpose of this district is to provide for industrial development of integrated design in appropriate locations to serve the community. Such development shall be laid out as a unit according to an approved plan as provided by one (1) of the procedures established to accomplish such purpose. The provisions contained in this Section are applicable only to "M-1" Light Industrial Zoning District uses unless specifically otherwise indicated.

B. *Permitted Uses.*

Aerobic exercise facility.

Alarm monitoring service.

Appliance/building component sales or service.

Auto parts and accessory shops.

Barbershop, beauty parlor and cosmetic services.

Bicycle sales and repair.

Boarding kennel.

[Ord. No. 3131 §1, 10-16-2013; Ord. No. 3330 § 2, 5-17-2017]

Bookstore/newsstand.

Bottling and packaging works.

Building component sales and fabrication.

Buildings and yards for contractor's business, equipment, materials and supplies.

Business clerical service.

Business, professional and technical training.

Card and gift shop.

Computer hardware, software and supplies.

Convenience store.

Dance lesson studio.

Day Spa.

[Ord. No. 3406, 12-19-2018]

Diet/nutrition center.^[1]

Dry cleaning/laundry/dyeing establishment and service.

Electronic/radio and television sales and service.

Eye care facility.

Fabric store.

Facility for repair of major or minor appliances, personal articles or furniture, excluding furniture stripping.

Florist.

Food/beverage specialty shop.

Gasoline/service station.

General office and medical office.

Grocery store.

Gymnasium, indoor swimming pool, indoor public or private handball, squash and racquetball courts and indoor and unlighted outdoor public or private tennis courts.

Hardware store.

Heating and cooling sales office (excluding component fabrication).

Hobby/arts and crafts store.

Home and office maintenance services.

Hotel/motel.

Lawn and garden shop including equipment sales and service.

Manufacturing, fabrication, assembly, processing or packaging of any commodity from semi-finished materials, except explosives or flammable gases or liquids.

Medical Marijuana Cultivation Facility (indoor only).
[Ord. No. 3415, 4-17-2019]

Medical Marijuana Dispensary Facility.
[Ord. No. 3415, 4-17-2019]

Medical Marijuana Testing Facility.
[Ord. No. 3415, 4-17-2019]

Medical Marijuana-Infused Products Manufacturing Facility.
[Ord. No. 3415, 4-17-2019]

Mini-shop as defined in Section **400.090**.

Municipal open air market.

Musical instruments, sales and rental.

Nursery/greenhouse.

Outdoor dining without table service.

Parking lot/garage.

Pet day-care facility
[Ord. No. 3377, 5-16-2018]

Pet shop.

Pet training facility
[Ord. No. 3377, 5-16-2018]

Pharmacy.

Photography studio/film processing, photo sales and service.

Print shop—An establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint or offset printing equipment, including publishing, binding and engraving.

Public building—City.

Public park.

Resale/consignment shop.
[Ord. No. 3345 § 4, 8-16-2017]

Research laboratory/facility.

Restaurant, cafeteria, catering service.

Retail sales.

Sales of wall or floor coverings, fixtures, furniture and upholstery.

Sales of wearing apparel/jewelry.

Sales, renting or repair of equipment and vehicles used by business, individuals, industry and agriculture, excluding the wholesale or retail sale or repair of new or used automobiles and passenger vans.

School.

Shoe repair.

Sporting goods store.

Storage facility.
[Ord. No. 3404, 12-19-2018]

Tailoring.

Toy store.

Tanning, exercise facility.

Travel agency.

Truck rental facility.
[Ord. No. 3404, 12-19-2018]

Trucking terminal.

Utility facility or substation.

Video cassettes, rental and sales.

Warehousing or wholesaling of manufactured goods, except explosives or flammable liquids.

Wholesale bakery.

[1] *Editor's Note: The former conditional use of "dog day care," which immediately followed, was repealed 5-18-2018 by Ord. No. 3377. See "Pet day-care facility" and "Pet training facility," herein.*

C. *Conditional Uses.*

Adult entertainment businesses or establishments.

All permitted uses exceeding fifty thousand (50,000) square feet in gross floor area.

Animal clinic/hospital/grooming (excluding kennels or stables).

Any retail sales business not set forth as a permitted use, exclusive of manufacturing or light industrial uses as determined by the Planning Director.

Cell towers.

Check-cashing/short-term loan establishment.

Church or other non-denominational place of worship.

Craft/microbrewery, cidery, winery or distillery.

[Ord. No. 3372, 4-18-2018]

Day care center.

Drive-through.

Financial institution.

Firearms sales establishment.

Firing/shooting range.

Hospital.

Liquor sales in conjunction with permitted uses and conditional uses.

Medical Marijuana Cultivation Facility (outdoor).

[Ord. No. 3415, 4-17-2019]

Multi-tenant retail building.

Museum.

Nursing home facility.

Outdoor dining with table service.

Post office.

Private, civic, fraternal or charitable club.

Recreation facility, public or private.

Retirement complex.

School, college (other than public).

Shopping center.

D. Accessory Uses.

1. Accessory buildings and uses customarily incidental to the above uses.
2. No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon, unless such materials are stored behind the building lines and the area in which they are stored is screened from the street view and approved in writing by the City Planner. Fuel oil storage tanks as part of the heating equipment of any establishment shall be permitted only if located underground. Bulk storage of all liquids, including gasoline or petroleum products on the outside of buildings, shall not be permitted.

- E. *Parking Requirements.* No motor vehicle licensed in excess of eighteen thousand (18,000) pounds gross vehicle weight may be parked or allowed to otherwise stand or idle in this zoning district unless said vehicle is owned, leased or controlled by the entity authorized to operate at the location where said vehicle is to be parked. No trailer, storage or hauling portion of a truck or of any other motor vehicle may be parked or allowed to otherwise stand or operate in this zoning district unless said vehicle is owned, leased or controlled by the entity authorized to operate at the location where said vehicle is to be parked.

F. Area Requirements.^[2]

1. *Minimum lot area.* One (1) acre (forty-three thousand five hundred sixty (43,560) square feet).
2. *Minimum depth of front building line.* One hundred ten (110) feet from the center line of the road right-of-way or in conformance with Subsection **(F)(5)**, whichever is greater.
[Ord. No. 3210 §4, 2-18-2015]
3. *Minimum width of side yard.* Fifteen (15) feet, except when a change in zoning causes the side of a lot to abut a residential lot and/or residential use already in existence at the time of the change in zoning where there shall be a side yard of not less than one hundred fifty (150) feet or in conformance with Subsection **(F)(5)**, whichever is greater.
[Ord. No. 3210 §4, 2-18-2015]

Exception: The side yard setback for properties bordering the Tartan Green subdivision shall be one hundred fifty (150) feet.

4. *Minimum depth of rear yard.* Fifteen (15) feet, except when a change in zoning causes the rear of a lot to abut a residential lot and/or residential use already in existence at the time of the change in zoning where there shall be a rear yard of not less than one hundred fifty (150) feet or in conformance with Subsection **(F)(5)**, whichever is greater. Landscaped buffer areas required by Section **400.480** may be located within the rear yard.
[Ord. No. 3210 §4, 2-18-2015]

Exception: The rear yard setback for properties bordering the Tartan Green subdivision shall be one hundred fifty (150) feet. Landscaped buffer areas required by Section **400.480** may be located within the rear yard.

5. *Total setback.* All buildings shall be set back from all property lines a distance not less than equal to the height of the structure.
6. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot. In no case shall the front yard depth be less than established for that street.
7. Where lots have a double frontage, the required front yard shall be provided on both streets.
8. *Building/structure height setback.* A building or structure shall be set back from the rear yard line at least one (1) foot for each foot of height when abutting a residential zoning district or in conformance with other area requirements contained in this Subsection, whichever is greater.

[2] *Editor's Note: Also see Section 400.475, Building Setbacks And Yards.*

G. *Height Requirements.*

1. The maximum height for any structure in this district is two (2) stories or thirty (30) feet. Any structure in excess of two (2) stories or thirty (30) feet will not be allowed except as a conditional use.
2. The maximum height of church and temple spires and steeples is seventy-five (75) feet, provided that the building is set back from all yard lines at least one (1) foot for each foot of height or in conformance with Subsection (F), whichever is greater.

H. *Site Design Requirements.*

1. A planned district light industrial development shall be designed as a whole, unified single project in compliance with the requirements of this Chapter and if built in stages, each shall conform with the approved plan.
2. Any part of the project area not used for buildings or other structures or for parking, loading or access ways shall be landscaped with grass, ground cover, trees, shrubs and pedestrian walks.
3. Continuing maintenance of all required screen plantings, as shown on the approved plan, shall be a requisite of conformance for the "M-1" Light Industrial Zoning District.
4. One (1) monument sign with identification of a planned district light industrial development may be erected into the approved development in conformance with regulation contained within Chapter 410, Signs and Advertising Devices of this Code. Signs may be lighted or unlighted but shall not contain flashing, moving or intermittent illumination.
5. All development, improvements and uses in this district shall comply with all applicable regulations contained in Article VIII, Site Design, of this Code.