

## ARTICLE R. - M-1 GENERAL INDUSTRIAL DISTRICT

### Sec. 10-3-94. - General.

The regulations set forth in this article or set forth elsewhere in this chapter when referred to in this article are the regulations for the "M-1" general industrial district.

(Ord. of 4-23-96)

### Sec. 10-3-95. - Purpose of district.

- (a) This district is intended primarily for manufacturing, processing, storage and distribution activities which are not properly associated with, nor compatible with, residential and institutional development. Certain potentially hazardous industries are permitted only after public hearings and review to assure protection of the public interest and surrounding property and persons. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, retail and office uses are limited to those which will be useful primarily to employees in the district.
- (b) It is further intended to encourage adequate off-street parking, loading spaces and other on site improvements that preserve the carrying capacity of public streets.

(Ord. of 4-23-96)

### Sec. 10-3-96. - Uses permitted by right.

[The following uses are permitted by right:]

- (1) Industrial operations for the manufacturing, processing, storage or treatment of products which are not customarily found in retail centers. It is intended that the industrial use shall not endanger surrounding uses or create severe pollution problems.
- (2) Warehousing and other storage facilities; provided, that the size, volume and contents shall be governed by applicable safety regulations.
- (3) Grain and feed manufacturing buildings, storage facilities and equipment which is compatible with local agricultural industry.
- (4) Cold storage and similar special purpose buildings which house food and produce operations, etc.
- (5) Veterinary supply and service establishments including hospitals, laboratories and kennels.
- (6) Building material sales and storage yards, contractors, equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless

clearly incidental to an existing building.

- (7) Maintenance and repair shops.
- (8) Vehicles, recreation equipment, trailers, over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, or agricultural equipment sales or storage served by a permanent building facility unless already incidental to an existing building. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed unless a special use permit is approved allowing a junk yard.
- (9) Mercantile establishments and office facilities accessory to and supportive of the sale, processing and storage of goods and materials as permitted in this district.
- (10) Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
- (11) Accessory buildings and uses customarily incidental to any of the above-listed uses.
- (12) Training facilities and vocational schools.
- (13) Public utilities, public service or public transportation uses or building, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
- (14) Vehicle fuel station.
- (15) Wireless telecommunications facilities no more than one hundred twenty-five (125) feet in height. Wireless telecommunications facilities are further regulated by article CC.
- (16) Plant nurseries, greenhouses, landscaping businesses, and similar operations, which may include small-scale, outdoor manufacturing, processing, storage, and treatment of products that are compatible with surrounding uses.
- (17) Public uses.
- (18) Public and privately owned parking lots and parking garages.
- (19) Vehicles, recreation equipment, trailers, over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, or agricultural equipment repair or storage served by a permanent building facility unless already incidental to an existing building. Any outside storage or repair shall be located within a designated area and screened.
- (20) Transportation service facilities, including but not limited to: taxicab, limousine, and bus. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed unless a special use permit is approved allowing a junk yard.

(Ord. of 4-23-96; Ord. of 9-9-97; Ord. of 5-25-99; Ord. of 8-12-03; Ord. of 1-14-14(16); Ord. of 8-26-14(3); Ord. of 7-28-15(27); Ord. of 5-10-16(4))

Sec. 10-3-97. - Uses permitted by special use permit.

[The following uses are permitted by special use permit only:]

- (1) Restaurants.
- (2) Convenience stores.
- (3) Business and professional offices.
- (4) Financial institutions and offices.
- (5) Bus terminals.
- (6) Wireless telecommunications facilities not permitted by section 10-3-96(15) or those not meeting the requirements of section 10-3-198(1). Wireless telecommunications facilities are further regulated by Article CC.
- (7) Radio, television or recording studios.
- (8) Reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. Open space used for this purpose shall be so noted in the deed and shall not be used to meet any conflicting requirements of the zoning ordinance.
- (9) Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
- (10) Recreational and leisure time activities, which may include non-transient dwelling units.
- (11) Structures in excess of seventy-five (75) feet.
- (12) Reserved.
- (13) Boarding and rooming houses, complying with conditions as defined under article F, and limited in occupancy by one (1) person per designated bedroom unless otherwise specified within the special use permit.
- (14) Junk yard, which shall be screened.
- (15) Public uses which deviate from the requirements of title 10, chapter 3.

(Ord. of 4-23-96; Ord. of 6-24-97; Ord. of 4-24-01; Ord. of 2-24-04; Ord. of 1-25-05, § 2; Ord. of 7-26-05; Ord. of 1-10-06, § 2; Ord. of 5-26-09(1); Ord. of 8-26-14(4); Ord. of 9-23-14(15); Ord. of 7-28-15(28); Ord. of 7-28-15(34); Ord. of 8-22-17(15))

Sec. 10-3-98. - Area and dimensional regulations.

Except as provided in article T, and as required in article CC for wireless telecommunications facilities, the following area and dimensional regulations shall apply:

*Minimum setback:*

Front—Thirty (30) feet.

Side—Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any structure greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

Rear—Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any structure greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

*Maximum building height:*

Seventy-five (75) feet unless superseded by special use permit 10-3-97(12).

Structures not designed for human occupancy but which may provide accessory uses such as parking facilities shall be restricted to seventy-five (75) feet in height.

(Ord. of 4-23-96; Ord. of 1-25-05, § 2; Ord. of 1-10-06, § 2; Ord. of 11-25-08(2); Ord. of 3-23-10(2); Ord. of 7-28-15(29).)

Sec. 10-3-99. - Other regulations.

- (a) Provisions for off-street parking and loading regulations within this district shall comply with article G.
- (b) Provisions for parking lot landscaping regulations within this district shall comply with article G also.
- (c) Unless modified or superseded by other ordinances which directly apply to the general health, safety and welfare of the public, or unless otherwise permitted, all accessory storage or products to be processed or being processed, and supplies and waste materials resulting from such work, shall be completely enclosed within the structures of permanent and durable construction. In addition, all on-site refuse containers or refuse storage facilities shall be located within a designated area, screened, and meet the requirements for accessory buildings per section 10-3-114.

(Ord. of 4-23-96; Ord. of 1-14-14(17); Ord. of 8-26-14(5))