

CHAPTER 18.36: M1 DISTRICT

18.36.010 Purpose and Function.

Light Industrial areas are designated for non-polluting industries, which are generally compatible with residential and commercial activities. In an M-1, Light Industrial district, attention is given to the protection of surrounding areas from off-site impacts.

18.36.020 General and dimensional provisions.

A. All new development shall be subject to the Design Review requirements contained in Chapter 18.45.

B. In addition, the general and dimensional provisions are as follows:

1. Minimum lot area: six thousand (6,000) square feet.
2. Minimum lot dimension: sixty (60) feet.
3. Minimum front setback: twenty (20) feet.
4. Minimum side and rear setbacks: ten (10) feet.
5. Maximum lot coverage: eighty (80%) percent.
6. Maximum building height: Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building. Buildings in excess of this height limitation may be approved through a conditional use permit subject to the provisions of 18.76.010 and 18.76.080.

C. Setbacks along designated stream corridors shall comply with the requirements of Chapter 18.68.

18.36.030 Uses permitted outright.

A. In an M1 district the following uses and their accessory uses are permitted outright:

1. Any other use on sites that have received Development Review approval and have started development consistent with such approval prior to the effective date of this ordinance, provided that development is completed in substantial conformance with the approval and with the provisions of the M-1 zone which was in effect prior to the effective date of this ordinance.
2. Bottling and processing of beverages, the production of which is devoid of fumes, noxious odors or waste products;

3. Cabinet, carpenter, or woodworking shop;
4. Compounding, packaging, or storage of cosmetics, drugs, perfumes, pharmaceuticals, soap, or toiletries, but not including processes involving refining or rendering of fats and oils;
5. Drive-in theater;
6. Electrical, plumbing, and heating supply store and repairing service;
7. Feed and seed store, retail or wholesale;
8. Film processing plant;
9. Flooring materials, retail or wholesale;
10. Freight depot;
11. Fuel oil distribution;
12. Fuel yard;
13. Governmental building for administrative or protective services.
14. Ice or cold storage plant;
15. Laboratory for research or testing, but not including the testing of combustible engines;
16. Laundry, dry-cleaning, or dyeing establishment;
17. Lumberyard, building supply outlet;
18. Machinery or equipment sales, service, or storage;
19. Manufactured home sales lot;
20. Manufacture, repair, or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious stone or metal, shell, textiles, wax, wire, or yarn, ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, scientific or precision instruments, medical or dental supplies or equipment, small electronic supplies or equipment, business machines, watches or timing devices, luggage, photographic equipment, or small pleasure boats;

21. Motor vehicle towing and storage.
22. Motor vehicle body shop, tire shop, including tire re-treading and recapping, or similar repair service;
23. Processing, packaging, or storage of food or beverages.
24. Public utility and communication facilities, such as a branch telephone exchange, static transformer, booster station, or pumping station;
25. Railroad tracks and related facilities;
26. Sign shop.
27. Upholstery shop;
28. Utility lines, station, or substation;
29. Veterinary clinic or hospital;
30. Wholesale distribution or outlet, including warehousing and storage;
31. Telecommunication facilities.

18.36.050 Conditional uses permitted.

- A. Approval of a Conditional use shall not be granted unless the specific proposal meets the criteria under Section 18.76.010 and the applicable provisions of this title.
- B. The following conditional uses may be permitted in an MI district.
 1. Manufactured home used as a permanent residence for a night watchman or caretaker;
 2. Excavation pits, stone quarries, sand, gravel, or clay pits and soil stripping.
 3. Motor vehicle wrecking and salvage.
 4. Outright permitted uses in excess of the height limitations of section 18.36.020.