

LIMITED INDUSTRIAL – M1

Non-Residential and Mixed Use District

Adoption Date: Final
Print Date: July 1, 2016

Purpose:

The M1 district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is generally served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: M1 Limited Industrial)

Permitted Uses:

Primary Uses:

- Agricultural-Related Uses
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Service or Utility
- Office
- Person or Professional Service
- Indoor Repair and Maintenance
- Outdoor and Vehicle Repair and Maintenance
- Microbeverage Production Facility
- Indoor Storage or Wholesaling
- Light Industrial Use
- Communications Tower

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Company Cafeteria
- Company Provided On-site Recreation or Child Care
- Indoor Sales Incidental to Storage or Light Industrial Use
- Small Exterior Communication Device
- Large Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Outdoor Solid Fuel Furnace
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine

Conditional Uses:

Primary Uses:

- Multi-Family Residence (3-16 units/building)
- Multi-family Residence (17+ units/building)
- Community Garden
- Indoor Institutional-General
- Outdoor Institutional
- Institutional Residential
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Outdoor Display
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Outdoor Storage or Wholesaling
- Personal Storage Facility
- Solid Waste Disposal, Composting or Recycling Facility
- Auction Yard
- Off-site Parking
- Airport or Heliport
- Freight Terminal
- Distribution Center
- Livestock or Farm Commodity Trucking
- Heavy Industrial

Accessory Uses:

- None

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Unscreened Outdoor Storage Accessory to Industrial Use

Definitions:

- Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.
- Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
30,000 ft ²	80	40	20%	0.5

^a Does not include structured parking or underground parking.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
30	12	20	10	10	5	10	30	2	20	1

^a See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d).

^c Includes all gravel and hard surfaces as defines in Section 94.17.04. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

^d Front and street side yard setbacks for accessory structures as the same as the minimum front and street setbacks for the principal structure.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting Max Area: 1 ft ² per linear foot of exterior wall length on that wall, up to maximum of 200 ft ² total per signable wall	Type: Monument or Pylon Max Area: 100 ft ² (200 ft ² within 660ft of Interstate or Highway right-of-way) Max Height: 30 ft (40ft ² within 660ft of Interstate or Highway right-of-way)	ONE On Building sign per signable wall per business. ONE Freestanding sign per public street frontage per lot

***If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code.**

