
Sec. 86-108. M-1 light industrial district.

- (a) *Purpose.* The M-1 light industrial district is established to provide for manufacturing uses having a minimal impact on the environment and surrounding land uses. The district is intended to attract a complementary mix of assembly, fabricating, distribution and warehousing, service and wholesale operations. A goal of the light industrial district is to provide architectural and site design standards that encourage development of such uses in a park setting; office components are encouraged through development incentives.

Uses that require significant infrastructure and transportation systems or substantial outdoor storage; create products in large unit sizes; utilize heavy equipment and massive production facilities; or are associated with hazardous materials, significant noise, heat, vibration or refuse generation are prohibited.

- (b) *Development standards.*

- (1) Minimum lot area: 87,120 square feet (two acres)
- (2) Minimum lot width: 100 feet
- (3) Minimum front yard: 40 feet¹
- (4) Minimum side yard: 50 feet, when adjoining a residential use, otherwise zero
- (5) Minimum rear yard: 50 feet, when adjoining a residential use, otherwise zero
- (6) Maximum building floor area per story: none
- (7) Maximum building height: 20 feet²
- (8) Minimum building separation: per building codes
- (9) Maximum lot coverage: 80 percent

¹Front yard may be reduced to 25 feet when 25 percent of the floor area located at the front of the building is designated as office use.

²Building height may be increased to 40 feet when 25 percent of the floor area located at the front of the building is designated as office use.

- (c) *Design standards.* Unless otherwise provided in this chapter, uses permitted in an M-1 district shall conform to the following design standards:

- (1) Off-street parking shall be provided as specified in article XIII of this chapter.
- (2) Buffers shall be provided as specified in article XV of this chapter.

New Development Standards

District	Minimum Lot Size		Area regulations			Floor Area	Height
	Area	Lot Width	Front Yard	Side Yard	Rear Yard	Minimum	Maximum
R-2 single family residential district	½-acre (21,780 sf)	100 feet	40 feet	15 feet	35 feet	1,600 square feet	35 feet
R-4 single family residential district	¼-acre (10,480 sf)	75 feet	30 feet	12 feet	25 feet	1,400 square feet	35 feet

R-C cluster residential district	4,000 sf	40 feet	20 feet	7 feet	20 feet	1,400 square feet	35 feet
R-A single family attached residential district ^{1, 2}	2 acres/tract 2,400 sf/unit	150 feet	20 feet	25 feet	35 feet	1,200 square feet	35 feet
R-M multifamily residential district ²	2 acres/tract	150 feet	25 feet	25 feet	35 feet	3 bdrm 1,400 sf 2 bdrm 1,200 sf 1 bdrm 900 sf	40 feet
H-1 historic district	NONE	20 feet	0 feet	0 feet	0 feet	Offices: 1,000 sf Max: 3,500 sf	3 stories/35 feet; 2 story minimum
H-2 historic district	NONE	50 feet	See Sec. 5.13.10	5 feet	20 feet	No minimum or maximum	3 stories/35 feet; 2 story min
MX mixed use district	5 acre	200 feet	N/A	N/A	N/A	N/A	N/A
O-I office and institutional district	1 acre	80 feet	20 feet	0 feet	0 feet	N/A	40 feet
C-1 neighborhood commercial district	1 acre	80 feet	0 feet	0 feet	0 feet	N/A	40 feet
C-2 highway commercial district	1 acre	100 feet	40 feet	0 feet	0 feet	N/A	40 feet
M-1 light industrial district	2 acre	100 feet	40 feet	0 feet	0 feet	N/A	20 feet

¹ A maximum of 64 units are permitted in a single development in the R-A District.

² A maximum of eight units per building is permitted in the R-A District; a maximum of 12 units per building is permitted in the R-M District.

(Ord. No. 05-08, § 2(5.18), 8-15-2005)