

DIVISION 27. - M (INDUSTRIAL) DISTRICT

Sec. 27-616. - Scope of provisions.

The provisions contained within this section are the regulations of the M (Industrial) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-617. - Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the M (Industrial) District is as follows:

- (a) To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan;
- (b) To assure that all establishments located within the M (Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M (Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- (c) To assure that M (Industrial) districts are so located that transportation access to major thoroughfares and freeways is available.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-618. - Principal uses and structures.

The following principal uses of land and structures shall be authorized in the M (Industrial) District:

- (a) Agriculture and forestry uses as follows:
 - (1) Agricultural produce stand.
 - (2) Commercial greenhouse or plant nursery.
 - (3) Dairy.
 - (4) Field crops, production of.
 - (5) Fruits, tree nuts, and vegetables, production of.
 - (6) Livestock.
 - (7) Temporary or portable sawmills.
- (b) Animal care facilities as follows:
 - (1) Animal hospital and veterinary clinic.
 - (2) Boarding and breeding kennel.
 - (3) Dog grooming shop.
- (c) Automotive and boat and trailer sales and service uses as follows:
 - (1) Automobile and truck sales establishment.
 - (2) Automobile parking lots or parking garages, commercial.
 - (3) Automobile repair and paint shop.

- (4) Automobile service station.
 - (5) Automobile, truck, and trailer lease and rental establishment.
 - (6) Automobile, truck, and trailer lease and rental establishment, as an accessory use to an automobile service station.
 - (7) Automobile upholstery shop.
 - (8) Automobile wash service.
 - (9) Boat sales establishment.
 - (10) Minor automobile repair and maintenance shop.
 - (11) Retail automobile parts and tire store.
 - (12) Tire retreading and recapping establishment.
 - (13) Trailer salesrooms and sales lot.
- (d) Building materials and farm equipment establishments as follows:
- (1) Electrical supply store.
 - (2) Farm equipment establishment.
 - (3) Lumber, hardware, and other building materials establishment.
 - (4) Paint, glass, and wallpaper store.
 - (5) Plumbing and heating equipment dealer.
- (e) Check cashing establishment.
- (f) Child day care center.
- (g) Commercial recreation and entertainment establishments as follows:
- (1) Adult entertainment establishments. (See also section 27-732).
 - (2) Adult service facilities.
 - (3) Recreational facilities and entertainment activities carried on wholly within permanently enclosed buildings.
- (h) Communications facilities as follows:
- (1) Radio and television broadcasting station.
 - (2) Telephone business office.
- (i) Community facilities as follows:
- (1) Golf course and clubhouse, private.
 - (2) Neighborhood recreation center or swimming pool.
 - (3) Noncommercial club or lodge.
 - (4) Fraternal club or lodge.
 - (5) Utility structure necessary for the transmission or distribution of service (section 27-770).
- (j) Construction contractors as follows:
- (1) General building contractor.
 - (2) Heavy construction contractor.
 - (3) Special trade contractor.
- (k) Education:

- (1) College and university industry-associated research and training facilities.
 - (2) Vocational school.
 - (3) Private elementary, middle, or high school.
- (l) Late-night establishment, unless the late-night establishment is located at or within one thousand five hundred (1,500) feet of any land zoned for residential use in which case a special permit shall be required.
- (m) Nightclub, unless the late-night establishment is located at or within one thousand five hundred (1,500) feet of any land zoned for residential use in which case a special permit shall be required.
- (n) Lodging uses as follows:
- (1) Hotel.
 - (2) Motel.
- (o) Manufacturing, as follows:
- (1) Light malt beverage manufacturer.
 - (2) Light manufacturing establishment.
- (p) Places of worship.
- (q) Printing establishments, as follows:
- (1) Bookbinding and related establishments.
 - (2) Photoengraving, typesetting, electrotyping and stereotyping.
 - (3) Publishing and printing establishment.
- (r) Restaurant, drive through.
- (s) Restaurant where accessory to a motel.
- (t) Retail trade establishments, as follows:
- (1) Accessory retail sales and services.
 - (2) Fuel and ice dealers, manufacturers and wholesalers.
 - (3) Incidental retail sales of goods produced and processed on the premises.
 - (4) Retail liquor store, as accessory use to hotel, motel, and high-rise office building.
- (u) Services, personal, as follows:
- (1) Barbershop and beauty shop.
 - (2) Business service establishment.
 - (3) Dry cleaning plant.
 - (4) Funeral home.
 - (5) Laundry and dry cleaning pickup station.
 - (6) Linen and diaper service, garment pressing, alteration and repair.
 - (7) Miscellaneous personal services.
 - (8) Outdoor advertising services.
 - (9) Power laundries.
 - (10) Research and testing facilities and laboratories.

- (v) Services, repair, as follows:
 - (1) Heavy repair services and trade shop.
 - (2) Home appliance repair and related service.
 - (3) Jewelry repair.
 - (4) Light repair service.
 - (5) Radio and television repair.
 - (6) Upholstery, furniture and major appliance repair.
- (w) Services, medical and health, as follows:
 - (1) Private ambulances and medical services.
 - (2) Clinic and pharmacy.
 - (3) Medical and dental laboratory.
 - (4) Offices of health service practitioners.
 - (5) Nursing care facilities.
- (x) Services, other, as follows:
 - (1) Engineering and architectural office.
 - (2) Finance, real estate, insurance office and financial institution.
- (y) Transportation and storage uses as follows:
 - (1) Automobile parking.
 - (2) Heliport.
 - (3) Self-storage warehouse.
 - (4) Storage yard.
 - (5) Taxi stand and dispatching agency.
 - (6) Transportation equipment and vehicle storage and maintenance.
 - (7) Warehousing and storage.
- (z) Wholesale trade as follows:
 - (1) Wholesale sales office.
 - (2) Wholesale trade and distribution establishment.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 00-04, Pt. 1, § XXXIII, XXXIV, 1-25-00; Ord. No. 08-23, Pt. I, 11-18-08)

Sec. 27-619. - Accessory uses and structures.

The following accessory uses of land and structures shall be authorized in the M (Industrial) District:

- (a) Accessory uses and structures incidental to any authorized use, including a single dwelling unit or mobile home to be used to house a security person on the premises.
- (b) Signs and outdoor advertising in accordance with the provisions of Chapter 21 and this chapter.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-620. - Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

- (a) *Special administrative permit from director of public works:*
 - (1) Telecommunications tower or antenna, subject to requirements of section 27-779
 - (2) Temporary outdoor sales of merchandise.
 - (3) Art shows, carnival rides and special events of community interest (section 27-747(a)).
 - (4) Rodeos, horse shows, carnivals, athletic events and community fairs (section 27-747(b)).
 - (5) Temporary outdoor social, religious, entertainment or recreation activity where the time period does not exceed fourteen (14) days duration, adequate parking is provided on the site, and where the same lot or any portion thereof is so used for no more than one (1) such fourteen-day time period within any calendar year.
 - (b) *Special exception permit from the zoning board of appeals:* None.
 - (c) *Special land use permit from board of commissioners:*
 - (1) Bus or rail freight or passenger terminal.
 - (2) Crematory.
 - (3) Mines and mining operations, quarries, asphalt plants, gravel pits, and sand pits.
 - (4) Railroad car classification yards and team truck yards.
 - (5) Temporary outdoor sales, seasonal.
 - (6) Truck stop.
 - (7) Truck terminal.
 - (8) Late-night establishment where located at or within one thousand five hundred (1,500) feet of any land zoned for residential use.
 - (9) Nightclub where located at or within one thousand five hundred (1,500) feet of any land zoned for residential use.
- (Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 08-23, Pt. I, 11-18-08)

Sec. 27-621. - Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the M (Industrial) District:

- (a) *Lot width:* All lots shall have at least one hundred (100) feet of frontage as measured along the public street frontage.
- (b) *Minimum lot area:* Thirty thousand (30,000) square feet.
- (c) *Minimum setback requirements:*
 - (1) *From public street:*
 - a. *Front yard:* Seventy-five (75) feet.
 - b. *Side yard:* Twenty (20) feet, except where transitional buffer zone is required.
 - (2) *Rear yard:* Thirty (30) feet, except where transitional buffer zone is required.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-622. - Transitional buffer zone requirement.

Where a lot in the M (Industrial) District adjoins the boundary of any property which is zoned for any R classification, RM classification, MHP classification, or TND classification, a transitional buffer zone not less than seventy-five (75) feet in width shall be provided and maintained in a natural state. Said transitional buffer zone shall not be paved and shall not be used for parking, loading, storage or any other

use, except where necessary to grade or modify a portion of the transitional buffer zone for the installation of utilities necessitated by the development. Water detention ponds shall not be located within transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone. In addition, a screening fence not less than six (6) feet in height shall be erected and maintained either along the property line or within the transitional buffer zone separating the use from the adjoining residential use.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-623. - Lot coverage.

The lot coverage of each lot shall not exceed eighty (80) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-624. - Height of buildings and structures.

No building or structure shall exceed five (5) stories in height. Buildings exceeding five (5) stories in height shall be permitted only upon approval of a special land use permit by the board of commissioners.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-625. - Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the M (Industrial) District are as follows:

- (a) *Adult entertainment establishments and adult service facilities*: One (1) parking space for each seventy-five (75) square feet of floor area in the building. (See section 27-732, Adult entertainment establishments).
- (b) *Ambulance services, delivery services and other similar services*: One (1) parking space for each vehicle plus one (1) additional space for each two (2) administrative or service employees.
- (c) *Automobile repair garages*: One (1) space for each one hundred fifty (150) square feet of floor space.
- (d) *Automobile service stations*: Three (3) spaces for each service bay, with minimum of ten (10) squares required.
- (e) *Bowling alleys*: Five (5) spaces for each alley.
- (f) *Child day care centers*: One (1) space for each two hundred (200) square feet of floor area.
- (g) *Funeral homes and other places of assembly*: One (1) space for each three (3) seats in the main auditorium, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room utilized for seating.
- (h) *Hotels and motels*: One and twenty-five hundredths (1.25) spaces for each unit.
- (i) *Industrial, manufacturing, and commercial establishments not involving retail sales*: One (1) space for each two thousand (2,000) square feet of floor area.
- (j) *Late-night establishment*: One (1) space for each seventy-five (75) square feet of floor area, but not less than ten (10) spaces.
- (k) *Nightclub*: One (1) space for each seventy-five (75) square feet of floor area, but not less than ten (10) spaces.
- (l) *Lodges, fraternal or social organizations*: One (1) space for each one hundred (100) square feet of floor area.
- (m) *Nursing care facilities, and similar institutional uses*: One (1) space for each two (2) beds.
- (n) *Offices and clinics*: One (1) space for each two hundred fifty (250) square feet of floor area.

- (o) *Place of worship*: One (1) space for each three (3) seats in the main auditorium, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room utilized for public worship.
- (p) *Public swimming pools, golf courses, neighborhood recreation centers, or similar uses*: Twenty (20) spaces except that an eighteen-hole golf course shall have forty (40) spaces.
- (q) *Private swimming pools, golf courses, neighborhood recreation centers, or similar uses*: One (1) space for each five (5) members but no less than twenty (20) spaces except that golf courses shall provide a minimum of twenty (20) spaces for each nine (9) holes.
- (r) *Recreational facilities*:
 - (1) *Fixed seating*: One (1) space for each two hundred (200) square feet of floor area.
 - (2) *With fixed seating*: One (1) space for each three (3) seats.
- (s) *Restaurants*: One (1) space for each seventy-five (75) square feet of floor area, but not less than ten (10) spaces.
- (t) *Restaurants, drive-through, without seating area for patrons*: One (1) space for each one hundred (100) square feet of floor area, but not less than ten (10) spaces.
- (u) *Retail uses, personal service uses, and other commercial and general business uses*: Five and five-tenths (5.5) spaces for each one thousand (1,000) square feet of floor area.
- (v) *Schools, private elementary and middle*: Two (2) spaces for each classroom.
- (w) *Schools, private high*: Five (5) spaces for each classroom.
- (x) *Schools and colleges, including trade and vocational schools*: Ten (10) spaces for each classroom.
- (y) *Temporary outdoor social, religious, entertainment or recreation activity or flea market*: One (1) space for each one hundred (100) square feet of space used for such activity.
- (z) *Wholesale or jobbing establishments and similar uses*: One (1) space for each two hundred (200) square feet of floor area devoted to sales or display plus one (1) space for each two thousand (2,000) square feet of gross storage area.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 08-23, Pt. I, 11-18-08)

Sec. 27-626. - Noise limitations.

All uses authorized and permitted within the M (Industrial) District shall operate in compliance with the noise limitation requirements contained in section 27-762 of this chapter.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-627. - Landscaping requirement for parking lots.

See section 27-753, Landscaping requirements for parking lots.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Secs. 27-628—27-635. - Reserved.