

**Chapter 17.28**  
**M-1 LIGHT MANUFACTURING ZONE** Revised 10/17

Sections:

**17.28.010 Specific purposes.**

**17.28.020 Permitted uses.** Revised 10/17

**17.28.025 Similar use permitted.**

**17.28.030 Standards and limitations.**

**17.28.010 Specific purposes.**

In addition to the general purposes listed in Chapter [17.02](#), the specific purposes of the light manufacturing zone is to:

A. Provide appropriately located areas consistent with the general plan for a range of light manufacturing and warehousing and distribution uses and certain appropriate service commercial uses.

B. Strengthen the city's economic base and employment base, but also protect existing small businesses that serve and employ city residents.

C. Create and maintain suitable environments for various types of manufacturing and compatible uses, and protect them from the adverse effects of inharmonious uses.

D. Minimize the impact of development in the M-1 zone on adjacent residential districts.

E. Ensure that the appearance and effects of manufacturing and commercial buildings in the M-1 zone are harmonious with the character of the area which they are located.

F. Ensure the provision of adequate off-street parking and loading facilities. (Prior code Appx. A, § 9-1)

**17.28.020 Permitted uses.** Revised 10/17

In the following matrix, the letter "P" designates use classifications permitted and the letter "U" designates use classifications permitted by approval of a conditional use permit. Use classifications not listed are prohibited. Section numbers listed under "see section" reference additional regulations located elsewhere in the Zoning Ordinance or Municipal Code.

## M-1 ZONE, LAND USE REGULATIONS

**P = Permitted**

**U = C.U.P. Required (See Chapter [17.40](#))**

USE		See Section
Administrative offices accessory to a primary permitted use (listed below), not exceeding twenty-five (25) percent of the gross floor area	P	
Artist studio	P	
Audio/visual recording studio	P	
Communication facilities	U	<a href="#">17.40.020</a>
Motor vehicle and equipment service:  General repair, service, installation of parts and accessories  Body repair and painting	U	Chapter <a href="#">17.40</a>
Manufacturing, fabrication, assembly, testing, repair, servicing and processing of the following products and materials:  Coated, plated and engraved metal products  Diecut paper, paperboard, cardboard  Machinery equipment and supplies  Surfboards	U	Chapter <a href="#">17.40</a>
Manufacturing, fabrication, assembly, testing, repair, servicing and processing of the following products and materials:  Apparel  Audio/visual products  Awnings  Bakery products  Communications equipment  Confectionery and related products	P	

## M-1 ZONE, LAND USE REGULATIONS

**P = Permitted**

**U = C.U.P. Required (See Chapter [17.40](#))**

USE		See Section
Electronic components, computers, and accessories		
Electric lighting and wiring equipment		
Stone and cut stone products		
Furniture and fixtures		
Glass products		
Household tools and hardware		
Jewelry, silverware, and plated ware		
Luggage		
Motor vehicle parts and accessories		
Musical instruments and parts		
Office and household machines and appliances		
Office products		
Paperboard containers and boxes		
Pharmaceutical products		
Photographic and optical goods, watches and clocks		
Hardware, plumbing, heating equipment and supplies		
Pottery and related products		
Professional, scientific and controlling instruments		
Toys, amusements, sporting and athletic goods		
Wooden containers		
Microbrewery	U	<a href="#">17.40.210</a>
Parking lots and/or structures	P	

## M-1 ZONE, LAND USE REGULATIONS

**P = Permitted**

**U = C.U.P. Required (See Chapter [17.40](#))**

USE		See Section
Warehousing	P	
Wireless communication facility	U	<a href="#">17.40.170</a>
Wholesale distribution of the products and materials listed above, and including the following:  Packaged groceries and related products	P	

(Ord. 17-1378 §4, 2017; Ord. 14-1346 §2, 2014; Ord. 04-1243 §4, Oct 2004; Ord. 02-1221 §4, July 2002; Ord. 01-1214 §4(3), 2001)

### **17.28.025 Similar use permitted.**

When a use is not specifically listed in this chapter, it shall be understood that the use may be permitted if it is determined by the community development director that the use is similar to other uses listed.

It is further recognized that every conceivable use cannot be identified in this chapter, and anticipating that new uses will evolve over time, this section establishes the community development director with the authority to compare a proposed use and measure it against those listed for determining similarity subject to confirmation by the city council.

In determining similarity the director shall make all of the following findings:

- A. The proposed use shall meet the intent of and be consistent with the goals, objectives and policies of the general plan;
- B. The proposed use shall meet the stated purpose and general intent of the zone in which the use is proposed to be located;
- C. The proposed use shall not adversely impact the public health, safety and general welfare of the city's residents;
- D. The proposed use shall share characteristics common with, and not be of greater intensity, density or general more environmental impact, than those uses listed in the zone in which it is to be located; and

E. The determination that the proposed use is similar must be confirmed by the city council. (Ord. 99-1193 §4 (part), 1999)

**17.28.030 Standards and limitations.**

Every use permitted or maintained in the M-1 zone shall be subject to the following:

A. Parking. Parking shall be provided as specified in Chapter [17.44](#).

B. Enclosures. All uses shall be conducted wholly within a building enclosed on all sides, except for the following:

1. Outdoor uses permitted by conditional use permit as stated in the permitted use list;

2. Commercial parking lots;

3. Uses incidental to a use conducted primarily within a building located on the premises; provided, that such incidental uses are not conducted in whole or in part on sidewalks, public ways or within any required front or rear yard; and provided further, that such incidental uses are conducted within buildings. Where incidental uses are not conducted within a building, no part of the area devoted to the incidental uses shall be considered as part of the required parking facilities. All outdoor storage shall be substantially screened from public visibility, public streets, parks or other public places and property.

C. Signs. Signs for this section are regulated by Section [17.50.140](#).

D. Building Height. Any building may have a maximum of thirty-five (35) feet in height and have a maximum of two (2) stories. Oil and gas operations may exceed this height for a temporary period of time and to a height as set forth in an approved conditional use permit pursuant to Ordinance No. 85-803.

E. Front Yard Setback. No lot need provide a front yard except as may be required by a precise plan.

F. Alley Setback. Any building located on an alley shall maintain a distance of not less than three (3) feet from such alley.

G. Rear and Side Yard Setback Adjacent to Residential Zones. A minimum rear and/or side yard setback of eight (8) feet shall be provided, and additional two (2) feet of setback shall be provided for each story over the first story for structures that abut residential zones, except where public rights-of-way, twenty (20) feet or greater in width, separate the M-1 zone from the residential zone.

H. Landscaping Adjacent to Residential Zones. The required rear and/or side yard area shall be landscaped and provided with an automatic watering system. Size, quantity and type of landscaping shall be subject to review and

approval by the planning director. Landscaping shall be appropriately maintained, trimmed and void of weeds. (Prior code Appx. A, § 9-3)