



Article 20. Light Industrial District (M-1)

To provide suitable areas for low intensity assembly, processing or manufacturing activities, product distribution, and related activities, all of which do not create nuisance or otherwise unacceptable levels of noise, dust, odor, smoke, bright light or vibration. This district is consistent with the Light Industrial and Industrial General Plan designations.

Sec. 8-5.2002. Uses.

Uses	Permitted ⁽¹⁾	Zoning Clearance	Use Permit ⁽²⁾	Specific Standards
Auto body and painting shop	X			
Building materials and supplies sales that are strictly wholesale or cater to the building contractor	X			
Bulk product storage (indoor)	X			
Cabinet shop	X			
Caretaker and night watchman residence ⁽⁴⁾	X			
Commercial coach (temporary)			X	
Commercial coach (< 10,000 sf)		X		Sec. 8-5.5102(C)
Commercial coach (> 10,000 sf)			X	Sec. 8-5.5102(C)
Construction and material yards	X			
Contractors yard	X			
Distribution center	X			
Dry cleaning and dyeing plant	X			
Heliports			X	
Indoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that do not create noise, dust, odor, smoke, bright light, involve the handling of explosives or inflammable materials as a primary use, or otherwise creates offensive conditions at the property line	X			
(continues)				

Uses (cont.)	Permitted ⁽¹⁾		Use Permit ⁽²⁾	Specific Standards
Indoor recreational facilities			X	
Laundries (commercial)	X			
Liquefied petroleum and pressurized gas products storage and wholesale			X	
Machine shop	X			
Mini-warehouses	X			
Office and other ancillary facilities that are part of and clearly subordinate to the principal use as listed herein and located on the same site	X			
Outdoor sales (temporary)	X			Sec. 8-5.5105
Outdoor storage and sales areas	X			Sec. 8-5.5905
Printing, engraving, lithography and publishing	X			
Public and quasi-public			X	
Recycling collection and materials processing facilities			X	
Research and development laboratory	X			
Retail sales, limited ⁽³⁾	X			
Sales and repair of commercial trucks and trailers and other heavy equipment	X			
Sheet metal shop	X			
Storage warehouse	X			
Support businesses for permitted uses, provided the hours of operation are similar to those permitted uses, including a coffee shop, delicatessen, cafeteria or office supply	X			
Tire recapping plant	X			
Truck terminals	X			
Welding shop	X			
Wholesale business	X			

- (1) The level of review is determined as provided in Sec. 8-5.7001.
- (2) See Sec. 8-5.7003 for review process explanation.
- (3) Maximum retail sales area is limited to 15 percent of the building square footage with products limited to those created on-site.
- (4) Provided it is part of a bona fide industrial use and not a separate rental unit.

Sec. 8-5.2003. Development Standards.

Minimum Lot Size	20,000 sq. ft. Special criteria and exceptions are provided in Article 55.
Maximum Building Height	45 feet, except as provided for in Article 56.
Minimum Yards	Front - 10 feet. Street Side - 10 feet.
Minimum Yards	Interior Side - None, except when abutting a residential district then 15 feet. Rear - None, except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.
Exterior Lighting	As provided in Article 58.
Fences, Walls, Hedges and Intersection Visibility	As provided in Article 59.
Landscaping	As provided in Article 60.
Off-street Parking and Loading	As provided in Article 61.
Public Improvements	As provided in Article 62.
Signs	As provided in Article 63.
Trash Enclosures	As provided in Article 64.