

## ARTICLE 18. INDUSTRIAL, LIMITED, DISTRICT M-1

### Sec. 15-261 Statement of intent

This district is intended to permit certain industries, ones which do not in any way detract from residential desirability, to locate adjacent to residential uses. This district allows lower impact industrial uses with limited outside storage to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply. This district generally corresponds to areas on the comprehensive plan designated for industrial, prime economic development, and flexible.

### Sec. 15-262 Uses and structures permitted by right (P) or by conditional use permit (CUP)

Principal Uses and Structures	P or CUP
Airport	CUP
Animal grooming	P
Animal shelter	P
Art studio, school, or gallery	P
Assembly of electrical appliances, electronic and telecommunication instruments and devices, radios and phonographs; manufacture of small parts, such as semiconductors and other electronic and telecommunication components and devices.	P
Athletic field	CUP
Auction facility	P
Automobile rental in accordance with Sec. 15-286.A	P
Automobile storage lot in accordance with Sec. 15-286.B	P
Automobile (less than 7,500 lbs. registered gross weight) repair wholly within an enclosed building	CUP
Brewery; cidery; distillery; winery	P
Cabinetmaking, furniture and upholstery shop	P
Catering; commercial kitchen	P
Dance school; music or martial arts instruction	P
Data center	P
Drive-thru in accordance with Sec. 15-283.D	P
Electric vehicle charging station	P
Feed and seed store	P
Gas station	P
Government maintenance or storage facility	P
Health club; fitness center and gymnasium; training facility	P
Kennel-commercial; kennel-private	CUP
Laboratory, pharmaceutical or medical	P

<b>Principal Uses and Structures</b>	<b>P or CUP</b>
Manufacture, assembly, or fabrication, light	P
Manufacture, compounding, processing, packing, or treatment of such products as candy, cosmetics, food products, perfumes, pharmaceuticals, and toiletries	P
Metal products assembly, cutting, and fabrication	CUP
Monumental stone works	P
Office, professional; office, medical	P
Outdoor storage	CUP
Planned development park as described in Sec. 15-263	P/CUP
Public assembly uses with an occupancy of 1,500 or less, if located within an industrial park served by public water and sewer	P
Public assembly uses with an occupancy of greater than 1,500 located within an industrial park served by public water and sewer; public assembly uses of any size located in an industrial park not served by public water and sewer	CUP
Printing or other similar reproduction facility	P
Public utility facility	P
Restaurant, including drive-thrus in accordance with Sec. 15-283.D	P
Retail sales	P
Sale of motor vehicles, trailers, equipment, and tools, in accordance with Sec. 15-286.E	P
Small cell facility in accordance with Sec. 15-288.A	P
Taxi service; limousine service	P
Telecommunication tower; radio tower; both in accordance with Sec. 15-288.B	CUP
Temporary trailer in accordance with Sec. 15-287	P
Veterinary hospital	P
Wind turbine, small, in accordance with Sec. 15-289.A	CUP
Wholesale business, store, or warehouse	P

### **Sec. 15-263 Planned development park**

Properties rezoned to planned development park prior to December 31, 2004, with a minimum of 150 contiguous acres and served by public water and sewer systems, are allowed the following additional permitted uses: any use permitted by right in the B-1 and B-3 districts, and apartments and condominiums, as regulated below in subsections A and B, and by the multi-family residential development design standards (Section 15-284), In addition, any conditional uses allowed in B-1, B-3, and M-1 districts may be permitted through conditional use permits; provided, however, that B-3 uses are not allowed within ½ mile radius of interchanges along Patterson Avenue. The planning commission must review and approve conceptual master plans prior to issuance of any building permits. An existing planned development park may add contiguous parcels to its boundary through an approved zoning application identifying the parcels for inclusion into the park.

- A. *Density*. Density for apartments and condominiums cannot exceed 19 units per acre.
- B. *Maximum acreage*. No more than 60 acres in the aggregate can be developed for apartments or condominiums within any planned development park.

**Sec. 15-264 District standards**

**Principal Structure**

<b>General Requirements</b>	
Minimum lot area if individual sewerage systems	None
Maximum impervious surface coverage	70%
Maximum floor area ratio (FAR)	0.5
Maximum FAR for multifamily uses as permitted in Section 15-263 for planned development parks	0.65
Minimum frontage for corner lots	100 ft.
<b>Yard Requirements (setbacks are measured from property line)</b>	
Front yard - main or accessory structures	
Routes 6, 250, 45, and 522	100 ft.
Secondary roads	75 ft.
Local/project roads	20 ft.
Corner lot	100 ft.
Side yard	
Adjoining or adjacent to B-N, B-1, B-3, M-1, or M-2	10 ft.
Adjoining or adjacent to any other district with landscaping in accordance with Section 15-375	30 ft.
Corner lot	20 ft.
Rear yard	
Adjoining or adjacent to B-1, B-N, M-1, or M-2	10 ft.
Adjoining or adjacent to any other district with landscaping in accordance with Section 15-375	30 ft.
<b>Maximum Height*</b>	
Structures	60 ft.
Structures with a fire sprinkler system if buildings are at least 500 ft. from any zoning district other than M-1, M-2 or MPUD. (Buildings exceeding 60 ft. in height and within 500 ft. of any residential zoning district or any boundary line of the county that exclusively adjoins residential zoning districts are permitted with a conditional use permit.)	80 ft.

\* Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerals. Parapet walls may rise up to six feet above the finished roof surface.

### Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Front yard	
Routes 6, 250, 45, and 522	100 ft.
Secondary roads	75 ft.
Local/project roads	20 ft.
Side yard	5 ft.
Corner lot cul-de-sac	35 ft.
Rear yard	5 ft.

### Sec. 15-265 Outside storage

Principal permitted uses should be conducted wholly within a completely enclosed building. Outside storage is only permitted with a conditional use permit.

Secs. 15-266 through 15-270. Reserved.

## ARTICLE 19. INDUSTRIAL, GENERAL, DISTRICT M-2

### Sec. 15-271 Statement of intent

This district is intended for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with nor particularly compatible with residential, institutional, and neighborhood commercial service establishments. This district encourages the construction of and the continued use of the land for heavy commercial and industrial purposes. This district generally corresponds to areas on the comprehensive plan designated for industrial, prime economic development and flexible.

### Sec. 15-272 Uses and structures permitted by right (P) or by conditional use permit (CUP)

Principal Uses and Structures	P or CUP
Airport	CUP
Any principal permitted use or structure in the Industrial, Limited (M-1) District	P
Asphalt mixing plant and/or concrete mixing plant	CUP
Building materials sales yard, plumbing supply storage	P
Composting facility	CUP
Construction equipment storage yard or plant, or rental of equipment commonly used for construction	P
Debris landfill	CUP
Junk storage (screened)	P
Manufacture, assembly, or fabrication, heavy	P
Material recovery facility	CUP
Petroleum storage	P
Public assembly uses with an occupancy greater than 1,500 located within an industrial park served by public water and sewer; public assembly uses of any size located within an industrial park not served by public water and sewer.	CUP
Sale, service, or rental of trucks, trailers, tractors, machinery, heavy equipment and tools in accordance with Sec. 15-286.E	P
Sand and gravel pit; quarry; mining; all in accordance with Sec. 15-283.F	CUP
Sawmill, commercial	P
Telecommunication tower; radio tower; both in accordance with Sec. 15-288.B	CUP
Truck terminal	P
Wildlife preserve; conservation area; woodland preserve; game preserve; arboretum	P
Wind turbine, small, in accordance with Sec. 15-289.A	CUP

### Sec. 15-273 District standards

## Principal Structure

General Requirements	
Minimum lot area if individual sewerage systems	None
Maximum impervious surface coverage	70%
Maximum floor area ratio (FAR)	0.5
Minimum frontage for corner lot	100 ft.
Yard Requirements (setbacks are measured from property line)	
Front yard	
Routes 6, 250, 45, and 522	100 ft.
Secondary roads	75 ft.
Local/Project roads	20 ft.
Corner lot	100 ft.
Side yard	
Adjoining or adjacent to B-1, B-N, M-1, or M-2	10 ft.
Adjoining or adjacent to any other district with landscaping in accordance with Section 15-375	30 ft.
Corner lot	20 ft.
Rear Yard	
Adjoining or adjacent to B-N, B-1, B-3, M-1, or M-2	10 ft.
Adjoining or adjacent to any other district with landscaping in accordance with Section 15-375	30 ft.
Maximum Height*	
Structures without fire sprinkler system	60 ft.
Structures with a fire sprinkler system, if the building is at least 500 ft. from any zoning district other than M-1, M-2, or MPUD. (Structures exceeding 60 ft. in height and within 500 ft. of any residential zoning district or any boundary line of the county that exclusively adjoins residential zoning districts are permitted with a conditional use permit.)	80 ft.
* Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

## Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Front yard setback	
Routes 6, 250, 45, and 522	100 ft.
Secondary roads	75 ft.
Local/Project roads	20 ft.
Side yard	5 ft.

Corner lot cul-de-sac	35 ft.
Rear yard	5 ft.

Secs. 15-274 through 15-280. Reserved.