

[Title 19 ZONING](#)

Chapter 19.66 M-1 MANUFACTURING ZONE[19.66.010 Purpose of provisions.](#)[19.66.020 Permitted uses.](#)[19.66.030 Conditional uses.](#)[19.66.040 Lot area.](#)[19.66.050 Lot width and yards.](#)[19.66.060 Coverage restrictions.](#)**19.66.010 Purpose of provisions.**

The purpose of the M-1 zone is to provide areas in the county for light industrial uses. (Prior code § 22-29-1)

19.66.020 Permitted uses.

Permitted uses in the M-1 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Agriculture;
- Animals and fowl for family food production;
- Animal hospitals;
- Assembly of medical supplies;
- Boatbuilding;
- Bottling works, soft drinks;
- Bookbinding;
- Carpenter shop; cabinet shop;
- Carpet and rug cleaning and dyeing;
- Class B beer outlet;
- Construction of buildings to be sold and moved off the premises;
- Dairy;
- Dog and cat kennel and/or grooming;
- Egg candling, processing and sales;
- Electric appliance and/or electronic instruments;
- Express office;
- Garage, public;
- Honey extraction;

- Ice manufacture and storage;
- Knitting mill;
- Laboratory;
- Laundry;
- Machine shop;
- Manufacture and maintenance of the following:
 - A. Business machines,
 - B. Cameras and photographic equipment,
 - C. Electric and neon signs, billboards and/or commercial advertising structures,
 - D. Light sheet metal products, including heating and ventilating ducts and equipment, cornices and eaves, Venetian blinds, window shades and awnings,
 - E. Musical instruments,
 - F. Novelties,
 - G. Rubber and metal stamps,
 - H. Toys;
- Meat products smoking, curing and packing, provided that no objectionable fumes are emitted;
- Monument works;
- Motor vehicles, trailers, bicycles and machinery assembling, painting, upholstering, rebuilding, repairing, rentals, sales and reconditioning;
- Office, business and/or professional;
- Outdoor chemical toilet rental;
- Parking lot;
- Printing, including engraving and photoengraving;
- Radio and television transmitting towers;
- Restaurant liquor license;
- Recycling collection center operated within an enclosed building;
- Rent-all stores;
- Restaurant;
- Sandblasting;
- Service station;
- Sign-painting shop;
- Tire retreading and/or vulcanizing;
- Transfer company;
- Upholstering, including mattress manufacturing, rebuilding and renovating;
- Used car lot;
- Veterinary;
- Warehouse;
- Weaving;
- Wholesale business.

(Ord. 1169 §§ 5, 6, 1991; 1986 Recodification; § 1 (part) of Ord. passed 2/1/84; prior code § 22-29-2)

19.66.030 Conditional uses.

Conditional uses in the M-1 zone include:

- Airport;
- Auction;
- Automatic automobile wash;
- Bank;

- Battery manufacture;
- Blacksmith shop;
- Building material sales yard, including the sale of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing, except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section;
- Class C fireworks store;
- Coal, fuel and wood yards;
- Contractors' equipment storage yard or rental of equipment used by contractors;
- Day care/preschool center;
- Drag strip racing;
- Draying, freighting or trucking yard or terminal;
- Electrical contractor;
- Foundry, casting lightweight nonferrous metal without causing noxious odors or fumes;
- Fertilizer and soil conditioner manufacture, processing and/or sales, providing only nonanimal products and byproducts are used;
- Firearms and/or archery range;
- Gymnasium;
- Impound lot, providing there is no dismantling or demolition of automobiles or other vehicles conducted on the premises;
- Indoor firearms and/or archery range;
- Manufacture, compounding, processing, packaging and treatment of the following products:
 - A. Bakery goods,
 - B. Candy,
 - C. Cosmetics,
 - D. Dairy products,
 - E. Pharmaceuticals,
 - F. Toiletries,
 - G. Food products, excluding the following: Fish, sauerkraut, vinegar, yeast, and the rendering of fat,
 - H. Pickles;
- Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fish, glass, hair, horn, leather, paper, paint, plastics, precious or semiprecious metals or stones, rubber, shell, straw, textiles, tobacco, wood or yarn;
- Manufacture of brick, and all clay, ceramic, cinder, concrete, synthetic, cast-stone, plastic and pumice stone products, including, in addition, the manufacture or fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and excluding rock or gravel crushing of raw materials, except as such rock or gravel crushing of raw materials is incidental to the manufacture or fabrication of the above-described products, and provided that such crushing facilities shall be located not closer than two hundred feet to any property line;
- Metal plating; metal anodizing; metal polishing;
- Motion picture studio;
- Package agency;
- Planing mill;
- Planned unit development;
- Private school;
- Public and quasi-public use;
- Radio and television stations;
- Recreation, commercial;
- Restaurant liquor license;
- Sanitary landfill;
- Sexually oriented business;
- Shared parking;

- Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on a separate lot;
 - State store;
 - Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon the completion or abandonment of the construction work;
 - Welding shop.
- (Ord. 1416 § 2 (part), 1998; Ord. 1170 § 6 (part), 1991; Ord. 1136 § 6, 1990; Ord. 1008 § 3 (part), 1987; 1986 Recodification; prior code § 22-29-3)

19.66.040 Lot area.

In the M-1 zone:

- A. A single-family dwelling on the same lot with another use(s) allowed in the zone shall occupy a minimum area of five thousand square feet, separated from the other use(s) with a permanent fence;
- B. Single-family dwellings retained on a separate lot from other use(s) shall be a minimum of twenty thousand square feet, exclusive of access rights-of-way;
- C. Other uses: None;
- D. Industrial developments over one acre must follow the conditional use permit procedure pursuant to Section 19.84.020 of this title. (Prior code § 22-29-4)

19.66.050 Lot width and yards.

In the M-1 zone:

A. Single-family Dwelling on the Same Lot With Other Uses.

- 1. The required fence shall constitute the property line for the purpose of yard requirements where an actual property line does not exist.
- 2. The minimum side yard shall be five feet, and the total of the two required side yards' width shall not be less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
- 3. The minimum depth of the rear yard shall not be less than fifteen feet.
- 4. The width of the yard at any point shall be equal to, or greater than the maximum width of the dwelling, plus the required side yards.

B. Single-family Dwellings Retained on a Separate Lot.

- 1. The minimum side yard shall be five feet, and the total width of the two required side yards shall be not less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
- 2. The minimum depth of the rear yard shall be fifteen feet.
- 3. The minimum depth of the front yard shall be twenty feet.
- 4. The minimum width of the lot shall be sixty feet.
- 5. Access shall be from a private right-of-way or public street with a minimum width of thirty feet.

C. Other Uses. None, except that no commercial or industrial building or structure shall be located closer than twenty feet to any street. (Prior code § 22-29-5)

19.66.060 Coverage restrictions.

In the M-1 zone, no building, structure or group of buildings, with their accessory buildings, shall cover more than eighty percent of the area of the lot. (Prior code § 22-29-6)

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