

Chapter 17.36

M-L LIGHT INDUSTRIAL DISTRICT

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17.36.010 Purpose.

The purpose of the M-L light industrial district is to provide for the establishment of areas where light manufacturing and wholesaling can serve the community needs for such activities without offending neighboring commercial or residential activities and to provide a transition between commercial and industrial uses. (Ord. 1-5-87A § 17(A))

17.36.020 Permitted uses

The following are permitted uses in the M-L light industrial district:

- A. Laboratories such as, but not limited to, the following: Dental, optical, medical, chemical, electrical and mechanical;
- B. Furniture and automobile upholstery;
- C. Sign shops;
- D. Bottling plants;
- E. Financial institutions;
- F. Print, blueprint and photocopy shops
- G. Restaurants;
- H. Trade schools and vocational schools. (Ord. 1-5-87A § 17(B))

17.36.030 Accessory uses

The sale of new merchandise in connection with a permitted use is allowed in the M-L light industrial district. (Ord. 1-5-87A § 17(C))

17.36.040 Conditional Uses

The following are conditional uses in the M-L light industrial district:

- A. One dwelling or mobile home per permitted use;
- B. Billboards;
- C. Convenience markets with a gross floor area not to exceed three thousand square feet. (Ord. 1-5-87A § 17(D))

17.36.050 Prohibited uses

The following are prohibited uses in the M-L light industrial district:

- A. Public and semipublic buildings such as, but not limited to the following: churches, schools and libraries;
- B. Convenience markets with a gross floor area in excess of three thousand square feet. (Ord. 1-5-87A § 17(D))
- C. Retail shops;
- D. Manufacture of any acid or acid byproduct, chemical or gas, corrosive or explosive product. (Ord. 1-5-87A § 17(E))

17.36.060 Height Regulations

In the M-L light industrial district, no building shall exceed three stories or thirty-five (35) feet. (Ord. 1-5-87A § 17(F))

17.36.070 Area and Yard Requirements

The following are area and yard requirements in the M-L light industrial district:

- A. Minimum lot area:
 1. Each lot shall have a minimum lot area of three-fourths of an acre or thirty-two thousand six hundred seventy square feet.
 2. Lot area may be reduced to ten thousand square feet when all of the following exist:
 - a. Public or quasi-municipal water and sewer are available;
 - b. The site has direct access by a frontage road or collector street.
- B. Minimum lot dimensions are as follows:
 1. Minimum width, seventy-five feet;
 2. Minimum depth, seventy-five feet.
- C. Yard requirements are as follows:
 1. Front yard, twenty feet in depth;
 2. Side yard, twenty feet in depth;
 3. Rear yard, twenty feet in depth. (Ord. 1-5-87A § 17(G))

17.36.080 Additional Requirements

The following additional requirements apply in the M-L light industrial district:

- A. All outside storage shall be fenced with an opaque fence
- B. Within two hundred feet of the boundary of any R zoning district. No structure shall exceed the maximum height permitted in the R zoning district.
- C. All fuel pumps dispensing fuel into motor vehicles shall maintain the minimum side yard and rear yard setback requirement of this zoning district.
- D. All off-street parking requirements and regulations are as provided in Chapter 17.60 of this title. (Ord 1-5-87A § 17(H))