

ARTICLE III ZONING DISTRICT AND ALLOWABLE LAND USES

CHAPTER 17.46 C-M COMMERCIAL MANUFACTURING ZONE

Sections:

<u>17.46.010</u>	Purpose
<u>17.46.020</u>	Permitted Uses
<u>17.46.025</u>	Conditional Uses
<u>17.46.030</u>	Prohibited Uses
<u>17.46.040</u>	Maximum Building Height
<u>17.46.050</u>	Front Yards
<u>17.46.060</u>	Side Yards
<u>17.46.070</u>	Rear Yards
<u>17.46.080</u>	Minimum Lot Area
<u>17.46.090</u>	Maximum Lot Coverage

17.46.010 Purpose

The Commercial Manufacturing zone is intended for establishments engaged in servicing equipment, materials, and products, but which do not necessarily require the manufacturing or processing of articles or merchandise for distribution and retail sales except as noted. Land requirements for such zoning generally require its application along major streets of the City which generally lie close to central commercial or highway commercial and industrial uses. This is a zone which incorporates both the heavy commercial-type uses as well as the semi-industrial uses necessary for the overall welfare of the community. For purposes of the General Plan land areas within this zone may be classified as either commercial or industrial.

17.46.020 Permitted Uses

Permitted uses in the C-M zone shall be as follows:

- A. Any uses permitted in the C-1 and C-2 zones pursuant to the same regulations therein;
- B. Uses listed as follows:

1. Lumber and building material dealers;
 2. Fuel and ice dealers;
 3. Truck repair and maintenance;
 4. Bottling plants;
 5. Bakery plants;
 6. Production of dairy products;
 7. Businesses generally utilizing outdoor storage as part of their operations;
 8. General contractors' yards;
 9. Cabinet shops;
 10. Boat sales and services;
 11. Farm equipment sales and services;
 12. Food lockers;
 13. Parcel delivery services;
 14. Ceramic products, including the manufacturing thereof using only pulverized clay and kilns fired only by electricity or low-pressure gas;
 15. Carpet cleaning plants;
 16. Wholesale cleaning, laundry, and dyeing plants;
 17. Warehousing and wholesaling;
 18. Assembly or packaging of manufactured products;
 19. Massage parlors (in accordance to the provisions of Chapter 5.24);
 20. Fortunetelling (in accordance to the provisions of Chapter 5.23);
- C. Other uses and structures as may be determined by the Planning Director to be within the intent of this zone or upon determination of the Planning Commission than an unlisted use is appropriate for inclusion within the C-M zone.

17.46.025 Conditional Uses

The following classes of uses may be permitted by conditional use permit:

- A. Outdoor dining:
- B. Large collection facilities;
 - 1. Facility does not abut a property zoned or planned for residential use;
 - 2. Facility shall be screened by operating enclosed building;
 - 3. Shall comply with all setback and landscape requirements;
 - 4. All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. Storage containers for flammable material shall be constructed of non-flammable material. Oil storage must be in containers approved by the Department of Public Works. No storage will be visible above the height of the fencing. All containers are to be screened from view in aesthetically pleasing manner;
 - 5. Site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis;
 - 6. Space will be provided on-site for six vehicles or the anticipated peak customer load, whichever is higher, to circulate and to deposit recyclable materials;
 - 7. One parking space will be provided for each commercial vehicle operated by the recycling facility;
 - 8. Noise levels shall not exceed fifty-five dBA as measured at the property line of residentially zoned property, or otherwise shall not exceed seventy O A;
 - 9. If the facility is located within five hundred feet of property zoned, planned or occupied for residential use, it shall not be in operation between seven p.m. and seven a.m.;
 - 10. Any containers provided for after-hours donation of recyclable

materials will be at least fifty feet from any property zoned or occupied for residential use, shall be of sturdy, rustproof construction of non-reflective materials, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials. Containers shall be at least ten feet from any building and not be visible from the public right-of-way;

11. Donation area will be kept free of litter and any other undesirable material and the containers will be clearly marked to identify the type of materials that may be deposited; facility shall display a notice stating that no material shall be left outside the recyclable containers;
12. Facility will be clearly marked with the name and phone number of the facility operator and the hours of operation; identification and informational signs will meet the standards of Chapter 17.18; and directional signs, bearing no advertising message, may be installed, if necessary, to facilitate traffic circulation;
13. Power-driven processing, including aluminum foil and can compacting, bailing, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved if noise and other conditions are met.

17.46.030 Prohibited Uses

Prohibited uses in the C-M zone shall be as follows:

- A. Residential uses other than motels or hotels or a caretaker or security residence related specifically to a permitted use;
- B. Junk and salvage yards;
- C. Automobile dismantling or auto storage yard;
- D. Manufacturing uses other than specified;
- E. Sale of all alcoholic beverages, on- or off-site, including the sale of beer and wine;
- F. Recreational arcades;
- G. Processing facilities.

17.46.040 Maximum Building Height

The maximum building height shall be thirty-five feet except as provided by conditional use permit.

17.46.050 Front Yards

Front yards shall have a minimum of twenty feet, except where a portion of the street frontage is in a zone of greater requirements, the front yard of the C-M use shall conform to the minimum requirements of the more restrictive zone.

17.46.060 Side Yards

No side yard shall be required, except that where the side yard of the C-M use abuts upon the side yard of a residential zone, or any less intense land use, then the side yard shall be twenty feet.

17.46.070 Rear Yard

No rear yard shall be required, except that where the rear yard of a C-M use abuts upon property zoned residential, a minimum yard of twenty feet shall be required.

17.46.080 Minimum Lot Area

Lot area shall be a minimum of one acre and/or as subdivided and legally recorded.

17.46.090 Maximum Lot Coverage

Lot coverage shall be a maximum of eighty percent.