

## Attachment

### M-1 Permitted Uses

#### 411.B. MANUFACTURING

##### 1. Automotive:

- (a) Automotive assembly.
- (b) Automotive rebuilding.
- (c) Automotive reconditioning.
- (d) Battery manufacture.
- (e) Body and fender works.
- (f) Painting.
- (g) **Truck repairing and overhauling.**
- (h) Upholstering.

##### 4. Storage yards, when said yards are entirely enclosed within fences and walls as required in Section .503-I-3-(b).

- (a) Builders materials.
- (b) Contractors storage yard.
- (c) Draying and freight yard.
- (d) Feed and fuel yard.
- (e) Lumber yards.
- (f) Machinery rental.
- (g) Motion picture studio storage.
- (h) Public utility service yards.
- (i) **Transportation equipment yard and storage space for transit.**

##### 22. Trucking facilities as defined in Section .062 subject to the issuance of a conditional use permit and the development standards contained in Section .5809-6, except where such facilities are accessory to and incidental to a use permitted in the M-1 zone district, serving only said permitted use and located on the same premises with said permitted use.

H. And such other uses which the city planner may determine to be comparable in nature and not limited to a less restrictive district. The decision of the city planner shall be final unless a notice of appeal is filed pursuant to Section .501-A.

## **M-2 Permitted Uses**

B. Other manufacturing uses may be permitted in this zoning district subject to obtaining a conditional use permit from the planning commission, after a full and complete description of the processes of industrial operation is made. The decision of the planning commission shall be final unless a notice of appeal is filed pursuant to Section .560G1.

C. Where any doubt or uncertainty exists as to the proper zoning district classification of an industrial use, the planning commission shall determine such, based on the following conditions:

1. That field investigations have disclosed that the subject use and its operation are compatible with the uses permitted in the area wherein it is proposed to be located; and
2. That the subject use is similar to one or more uses permitted in the district within which it is proposed to be located; and
3. That the subject use will not cause substantial injury to the values of property in the neighborhood within which it is proposed to be located; and
4. That the subject use will be so designed, located and operated that the public health, safety and general welfare will be protected. The decision of the planning commission shall be final unless a notice of appeal is filed pursuant to Section .560G1.

## **Relevant Definitions from Section .062**

*Automobile Repair Facility.* Any building, structure, improvements or land used for the mechanical or electrical repair, maintenance, servicing, or reconditioning of automobiles, motorcycles, and trucks including but not limited to muffler or upholstery work, tune ups, oil change and lubrication, transmission repair/rebuilding, tire or brake service.

*Commercial Coach.* A vehicle with or without motive power, designed and equipped for human occupancy for industrial professional or commercial purposes and shall include a trailer coach.

*Common Carrier Trucking Company.* A freight transporting or transfer company serving the general public and/or business community, and regulated by the State Public Utilities Commission and/or the Federal Interstate Commerce Commission. Such businesses pay transportation taxes to the state. The city receives a portion of this tax in lieu of city business license fees, which are not required of such businesses.

*Industry.* The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character of appearance thereof, and including storage, elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

*Trucking facilities.* Any property and improvements used for freight transfer truck terminals or for the operations of a "common carrier trucking company," including the parking, or servicing, or repairing, or storage of trucks, truck tractors, and/or truck trailers, except where such activities are not part of a "common carrier trucking company" operation, and are incidental and accessory to a primary use, permitted in the zone district, serving only said use, and located on the same property or on property adjacent to that occupied by said primary use.

*Trucking station.* An establishment designed or used primarily for dispensing of fuel or service to trucks and characterized by features such as high canopies or absence of canopies, a high percentage of diesel fuel or propane fuel dispensed in comparison with gasoline, and solicitation to the trucking trade. A restaurant serving the traveling public may be a part of the development of a trucking station.

#### **List of Uses Subject to a Conditional Use Permit**

*	Banks, building and loan offices	A-P
*	Banquet halls, pursuant to Section .062	C-3, C-4, C-IND, M-1, M-2
*	Boxing arenas	C-4
*	Bridle trails	O
*	Board and care, including rest homes, fraternities and sororities, pursuant to Section .062	R-4
*	Business colleges, vocational schools	R-1-15,000 R-1-20,000 R-1-40,000 A-P
*	Camp grounds	O

*	Cemeteries	All zones
*	Charter bus company	M-2