

## Chapter 19.36 - M-1 GENERAL MANUFACTURING DISTRICT

### 19.36.010 - Purpose.

The M-1 general manufacturing district is established to accommodate a wide range of industrial uses, and to preserve and protect lands for future industrial use.

(Ord. No. 1914A, 2-18-2016)

### 19.36.020 - Permitted uses.

Permitted uses in the M-1 district include:

- A. Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles, clays and woods, and similar materials;
- B. Freight terminals, truck servicing and parking, warehousing and inside storage;
- C. Research facilities;
- D. Offices;
- E. Retail sales and services that are linked to a manufacturing or warehousing use;
- F. More than one principal structure on a lot when the additional building is a material and direct part of the primary business;
- G. Any similar uses not specifically listed that can comply with the performance standards listed in Chapter 19.57;
- H. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.

(Ord. No. 1914A, 2-18-2016)

### 19.36.030 - Conditional uses.

Conditional uses in the M-1 district include:

- A. Wireless telecommunications facilities, per the requirements of Chapter 19.55.
- B. Salvage yards;
- C. Day care facilities.

(Ord. No. 1914A, 2-18-2016)

Minimum lot area in the M-1 district is twenty thousand square feet.

(Ord. No. 1914A, 2-18-2016)

19.36.050 - Lot width.

Minimum lot width in the M-1 district is one hundred fifty feet.

(Ord. No. 1914A, 2-18-2016)

19.36.060 - Yard requirements.

Minimum yard requirements for the M-1 district are:

- A. Front, thirty feet;
- B. Side, fifteen feet, corner lots thirty feet;
- C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;
- D. Shore, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.

(Ord. No. 1914A, 2-18-2016)

19.36.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and shall locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

(Ord. No. 1914A, 2-18-2016)

19.36.080 - Building height.

Maximum building height in the M-1 district is one hundred feet, with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district.

The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

(Ord. No. 1914A, 2-18-2016)

19.36.090 - Buffer screening.

Where the M-1 district boundaries adjoin any residential district boundary, a screen or buffer yard as described in Section 19.57.140 shall be required. This provision shall be applied to new construction and alterations to existing structures or uses that result in an increase in the level of nuisance. Only the area of the nuisance shall require screening.

(Ord. No. 1914A, 2-18-2016)

19.36.100 - Architectural review.

No building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements (including site plans, landscaping plans, accommodation of environmental features, building plans, and specifications) have been approved through the architectural review process. The plan and architectural review commission's functions under Chapter 19.63 shall be delegated to the community development authority or its designee as approved by the city council.

(Ord. No. 1914A, 2-18-2016)