

CHAPTER 153
Light Industrial Zoning District (M-1)

SECTION:

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153.120 REGULATIONS

The following regulations shall apply in all "M-1" districts and shall be subject to the provisions of Sections 153.180 through 153.185 of this Title.

153.121 USES PERMITTED

(A) Any use permitted in Section 153.106 (Commercial-Industrial Zone) shall be permitted in the M-1 zone except dwellings unless otherwise specifically permitted in this district, hospitals, labor camps, schools, and recreation centers.

(B) Armature winding, brewery, communications equipment building, pumping plant, stone monument sales and cutting, stone processing, transfer, utility service yard and substations.

(C) Manufacture of advertising structures and billboards, business machines, candy, clothing, household equipment, musical instruments, novelties, printing establishments, shoes, soap (cold mix only), stamps (rubber and metal) textiles, and tiles (small wall and floor).

(D) Manufacture of assembly of previously prepared materials of bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, metals (precious or semi-precious), paper, plastics, rubber, shell, stone (precious or semi-precious), straw, textiles, or tobacco.

(E) Vocational schools or hospitals when incidental to and located upon the same property as a commercial or industrial use otherwise permitted in this district.

(F) Boat building (limited to those craft which may be transported over a State highway without permit) and boat sales.

(G) Contractor's yards when enclosed within a six foot high solid fence.

(H) Signs as allowed in Sections 153.280 through 153.285 of this Title.

(I) Garage sales as defined in Section 153.003 of this Title.

(J) Fortune telling as defined and regulated by Chapter 10 of Title 6 of the Riverbank City Code and provided that such establishments are located at least 1000 feet apart.

153.122 USES PERMITTED WITH A USE PERMIT

(A) Airport landing field. (Ord. 87-11)

(B) Battery rebuilding, plastic processing, poultry and rabbit processing, rubber processing, and slaughtering. (Ord. 88-14)

(C) Amusement park, carnival, circus, fairgrounds, open-air church, open-air theater, and racetrack and recreation centers.

(D) Borrow pit to a depth of more than three feet.

(E) Ceramic products, manufacture of, using previously pulverized clay and kilns fired only by electricity or low-pressure gas.

(F) Cleaning (including carpet) and dyeing plant.

(G) Draying, freighting and storage when provided with a lock box system so emergency personnel have access to information regarding materials currently stored on the property.

(H) Dump, refuse disposal, and sewage disposal plant.

(I) Feed and fuel (solid) yard.

(J) Manufacture of cameras and photographic equipment, drugs, ice, perfumes, pharmaceuticals, toilet soap and toiletries.

(K) Natural mineral resources, the development of, or exploration for, together with the necessary buildings, apparatus, or appurtenances incidental thereto.

(L) One dwelling unit if the following requirements are met:

1. The dwelling unit shall be clearly secondary to the commercial use of the property.
2. There are no other residences on the property.
3. The dwelling unit shall not be rented or leased independent of the principal use to which it is necessary.
4. The exterior of any residential unit shall be compatible with the commercial building(s) on the property.
5. The permit shall be reviewed annually to ensure continued compliance with the provisions of this Title.

6. A finding shall be made that other feasible security measures have been tried and that there is a demonstrated need for additional security.

(M) Service stations.

(N) Tire recapping, rebuilding, re-treading.

(O) Warehouse, wholesale building. (Ord. 87-11)

(P) Automobile repair, bodywork, and steam cleaning subject to the following restrictions:

1. All work shall be conducted within the building.
2. The area required to meet the off-street parking requirements of Section 153.184 (C) shall not be used to store cars for more than 24 hours.
3. All cars to be stored for more than 24 hours shall be stored within the building or in a storage area that is surrounded by a six foot high solid fence. Ord. 88-14)

(Q) Food processing not otherwise listed. (Ord. 89-02)

153.123 BUILDING REQUIREMENTS

(A) Height Limit:

1. No building or structure shall exceed six (6) stories or 70 feet, whichever is the lesser.
2. No fence, hedge, or screen planting (excluding wire fences, and non-solid fences which do not limit visibility as determined by the Planning Director) shall be constructed or permitted to grow in excess of three (3) feet in height within any front yard or side yard of a corner lot.

(B) Building Site Area Required:

1. Minimum area - Sufficient to provide the minimum yard and parking requirements.
2. Minimum width, interior lot - 55 feet.
3. Minimum width, corner lot - 65 feet.
4. Minimum depth - 100 feet. (Ord. 87-11)

(C) Yards and Open Spaces Required

Front, side or rear yard – the minimum setbacks shall be as required by Section 153.183(D) – repealed by Ordinance No. 90-25, January 14, 1991.

1. Front yard and side yard of a corner lot - None except no building shall be closer than 10 feet to any street less than 70 feet in width.
2. Side yard, interior lots and rear yard - None except no building shall be erected closer than 15 feet to any "R" district.
3. Detached accessory buildings - 10 feet from any other buildings on the lot.
4. No vehicle opening of any building shall be closer than 20 feet to the property line or planned right-of-way line toward which the opening faces.
5. Loading docks shall be so located that trucks will head in and head out and not use the public street for maneuvering, loading and unloading. (Ord. 90-01)

153.124 DEVELOPMENT STANDARDS

(A) **Nuisances:** No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke vibration or electrical interference detectable off the site.

(B) **Screening:** An eight (8) foot high solid, decorative masonry wall shall be constructed along the property line adjacent to any residential zone or any PD zoning for residential use except that no such wall shall be required if said property line abuts an alley.

(C) **Landscaping:** A landscaping plan indicating plant species, initial size, location, growth characteristics and method of irrigation shall be approved by the Planning Director prior to issuance of any permit. Such required landscaping shall be installed prior to final inspection and shall be maintained by the property owner. Approval shall be based on the degree of compliance with Landscape Standards as adopted from time to time by the City Council.

(D) **Trash bins:** Fully enclosed trash storage areas shall be provided at locations that are readily accessible to residents and sanitation collectors.

(E) **Off-Street Parking:** Off-street parking shall be provided as required in Section 10-13-5. A circulation plan for all non-residential uses shall be required for all new development and shall include truck loading and unloading facilities.

(F) **Site Plan Review:** Proposed buildings shall be subject to site plan review by the Planning Commission prior to issuance of a building permit. This review shall include, but not be limited to, comparison of the project with the Architectural and Subdivision Design Standards as adopted by the City Council.