

ARTICLE XX. M1 LIMITED INDUSTRIAL DISTRICT

30.20.10 Statement of intent.

The intent of the M1 limited industrial district is to designate industrial areas in the city that are appropriate to locate in close proximity to residential and commercial zones. The M1 limited industrial district is suitable for small-scale light manufacturing and industrial park uses with low noise and traffic levels, not generally frequented by retail users. The following regulations, except to the extent that they may be modified by a combining district, shall apply to every lot and building in an M1 limited industrial district. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.20.20 Permitted uses and conditional uses.

Land in the M1 limited industrial district may be used as provided in the industrial use table, section [30.23.10](#). Conditional uses may be permitted with a conditional use permit, which may be issued by the planning commission in accordance with the regulations in section [30.50.30](#). (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.20.30 Site and building requirements.

The lot, yard, height and additional requirements in the M1 limited industrial district shall be as established in the industrial site and building requirement table, section [30.23.20](#). (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.20.40 Murray-Las Animas Avenue overlay combining district.

The Murray-Las Animas Avenue overlay combining district includes all parcels within the geographical area bounded by Leavesley Avenue to the south, 101 Freeway to the east, Cohansey Avenue to the north and Monterey Road to the west. The planning commission shall hold a public meeting noticing all property owners and residents within this area on any planning project requiring an architectural and site review application proposed for approval within this geographical area. The public noticing costs shall be borne by the project applicant. Notwithstanding section [30.50.41](#) the planning commission shall review and issue or deny approval of said application according to the standards set forth in section [30.50.40](#) and in the Murray-Las Animas Avenue overlay combining district design policy. The applicant if not satisfied with the terms and conditions of approval or a denial from the planning commission may appeal such decision in writing to the city council within twenty (20) days of the planning commission's decision. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13; Ord. No. 2019-08, § 11, 10-7-19)

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