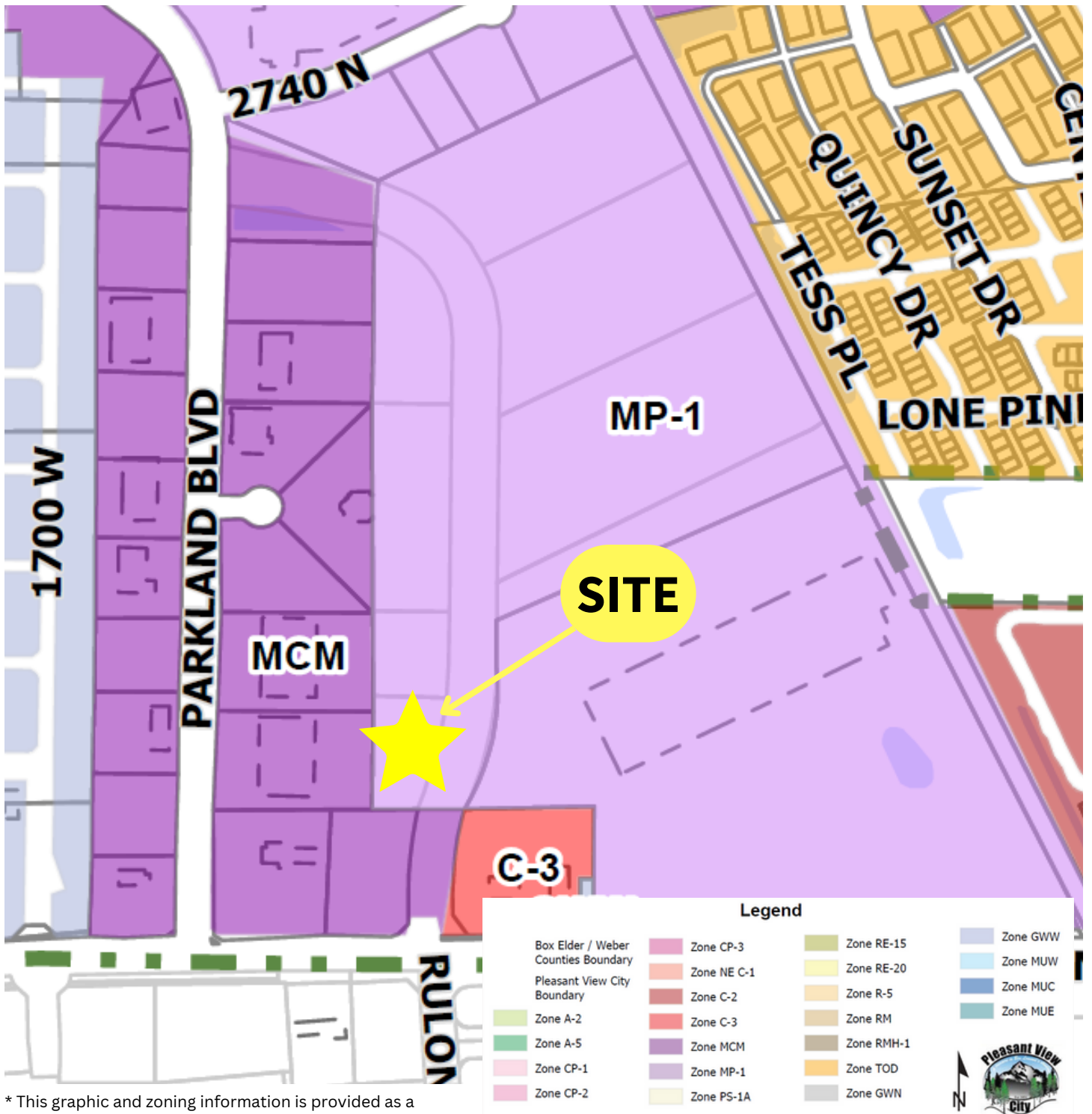


Pleasant View City Zoning



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Chapter 18.32 - MP-1 Zone

18.32.010 Purpose and Intent.

A. The intent of the planned manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.

B. The type of planned manufacturing zone provided for in this chapter is MP-1, Light Industrial Use zone. (Ord. 91-2, 6/11/91)

18.32.020 Permitted Uses.

A. In planned manufacturing zone MP-1, no building or structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the uses shown in attachment #1 at the end of this chapter. (Ord.2022-21, dated Ord.2001-7, 4/10/01; Ord. 91-2, 6/11/91)

18.32.030 Conditional Uses. Permitted uses in zone C-2. Conditional uses in zone C-2 will not be considered in zone MP-1. (Ord. 91-2, 6/11/91)

18.32.040 Site Development Standards.

A. Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.

B. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent of the area of the lot. (Ord. 91-2, 6/11/91)

18.32.050 Protection of Adjoining Residential Properties, Buffer zone. The intent of which is to separate noisy or unsightly commercial/ manufacturing functions from residential functions. This buffer zone shall be created under the direction of and with the approval of the planning commission. The buffer zone shall be adapted to both the closeness to the residential use and to the nature of the commercial function. The buffer may be planting, fence, distance or a combination of the three. Fences or planting, if used, shall conform to the requirements as set forth by the planning commission. (Ord. 91-2, 6/11/91)

18.32.060 Site Plan Approval Required.

A. A site plan shall be submitted to the planning commission which shows the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height, bulk, and character of building, the provision for off-street parking space, the provision of driveways for ingress and egress, the provision for other open space on the site and the display of signs. Each of the foregoing features shall be in accordance with the site plan (or subsequent amendment thereof) of the proposed development approved by the planning commission prior to the issuance of a building permit.

B. A site plan shall include landscaping, fences, and walls designed to further the purpose of the

regulations for commercial, manufacturing, and multiple housing zones and such features shall be provided and maintained as a condition of the establishment and the maintenance of any use to which they are appurtenant.

C. In considering any site plan, the planning commission shall endeavor to assure safety and convenience of traffic movement, both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods, and that the requirements of this ordinance have been met.

D. In approving site plans, the planning commission may act on a site plan submitted to it or may act on its own initiative in processing and approving a site plan, including any conditions or requirements designated or specified therein or in connection therewith. (Ord. 91-2, 6/11/91)

E. All outdoor storage shall be screened from view through the use of solid fencing, a minimum of six (6) feet high and shall be an accessory use to the principle use. Fencing and walls shall be made of high quality, durable materials that require minimal maintenance. Slatted chain link fencing is only permitted when not adjacent to public roads and/or rights-of-ways. When fencing is located along the front building setback lines and side yards that face public streets slatted chain link fencing is not permitted, and other solid fencing material is required. Acceptable material includes, but not limited to tilt-up concrete, masonry block, brick, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing. (Ord.2015-2, dated 3/10/15)

18.32.070 Special Provisions.

A. A MP-1 zone may be established upon land held in single ownership or under unified control or where the planning commission determines the manufacturing development on separate adjoining properties should be coordinated to form a physically unified manufacturing area wherein permitted uses will be compatible with the surrounding land uses.

B. A MP-1 zone shall not be established upon a tract of land which would contain a non-conforming use after the passage of such amendment to the zoning ordinance unless the development planned for the tract includes the elimination of the non-conforming use or its integration into a planned development.

C. The location of the MP-1 zone shall have an acceptable relationship to further the purposes of the master plan for the city as determined by the planning commission.

D. The permitted uses of a MP-1 zone shall not create a hazard using flammable, explosive, or other dangerous materials and shall not be associated with noise, dust, odors, noxious fumes, glare, or other hazards to safety and health which emitted may be discernable beyond the premises. (Ord. 91-2, 6/11/91)

18.32.080 Submission of Application. A rezoning petition for a planned manufacturing zone shall be submitted to the planning commission and shall be accompanied by a preliminary development plan showing a unified and organized arrangement of building and structures and their proposed uses, off-street parking, internal and external traffic circulation and service facilities, and schematic architectural drawings, landscaping plans and sketches demonstrating the design and character of the proposed development. The developer shall submit all evidence deemed necessary by the city council and/or planning commission of his ability to undertake the proposed project. (Ord. 91-2, 6/11/91)

18.32.090 Planning Commission Approval. The planning commission shall recommend approval or denial of the zoning petition and preliminary development plan to the city council. The recommendation of the planning commission may contain conditions, limitations, or amendments to

the preliminary development plan to insure that the planned manufacturing development is integrated into its surroundings and serves the public interest to the greatest extent possible. (Ord. 91-2, 6/11/91)

18.32.100 City Council Action. The city council, after holding a public hearing thereon, may approve or disapprove a petition for a planned manufacturing zone. In approving the zoning petition, the city council shall concurrently approve a preliminary development plan, together with whatever amendments, conditions, or requirements as it may deem necessary to secure the purpose of this chapter. (Ord. 91-2, 6/11/91)

18.32.110 Building Permit Issuance. After the rezoning of the site to an MP-1 zone, a final development plan for the entire district or for the initial phase, if a stage development plan has been approved, shall be submitted to and approved by the planning commission as complying with the regulations and requirements attached thereto prior to the issuance of any building or land use permits. The final development plan shall show in detail the proposed areas and locations of building, off-street parking, internal and external traffic circulation, improvements, landscaping, signs, and service facilities. No changes shall be made in the final development plan during the course of construction pursuant thereto without first obtaining prior approval of the planning commission. Copies of the approved final development plan shall be kept on file in the office of the planning commission, building inspector, and city recorder and only changes which may be subsequently approved shall be added thereto. (Ord. 91-2, 6/11/91)

18.32.120 Time Limitation.

A. A building permit shall be secured and construction begun in accordance with the approved final development plan within eighteen months from the effective date of the ordinance establishing such zone or other period of times as determined by the city council. Application may be made for not more than one six month extension of the time limit for commencement of construction. Use and building permits shall be issued only for those uses and building indicated on the approved final development plan.

B. In the event that construction is not started within the specified time limits, the planning commission shall review the classification of the zone and the progress which has taken place and if deemed necessary, revoke the plan approved and initiate proceedings to rezone said property to its prior classification or to a zone consistent with the comprehensive master plan.

C. All construction authorized in the approved final development plan shall be completed within three years of the date construction has commenced. A plan for stage development which will require more time than the limits contained herein may be approved by the city council, after recommendation by the planning commission.

D. In the event that construction is not completed within the time limits specified, the planning commission shall review the development which has taken place and if necessary, initiate proceedings to reclassify the property or part thereof in a manner consistent with the comprehensive master plan. (Ord. 91-2, 6/11/91)

18.32.130 Application to Existing Manufacturing zones. In the case of existing manufacturing zones, the planning commission and the city council may proceed to rezone such zones to an equivalent planned manufacturing zone without the requirements of a preliminary development plan and other necessary information; but after being so zoned to a planned manufacturing zone, a preliminary and final development plan of each development shall be submitted to and approved by the planning commission and city council in accordance with the provisions of this chapter, prior to the issuance of building permits; however, improvements already in existence at the time of rezoning shall not be

affected. (Ord 91-2, 6/11/91)

Attachment #1, 18.32.020 Permitted Uses for MP-1 Zone

"P" indicates permitted use
 "C" indicates conditional use

Zone MP-1 Uses	Use
1. Accessory uses and buildings customarily incidental to a permitted use.	P
2. Agriculture.	P
3. Airport.	C
4. Animal hospitals.	P
5. Animals and fowl for family food production.	P
5.7 Assisted Living Facility (Large)	P
6. Battery manufacture.	C
7. Blacksmith shop.	C
8. Boat building.	P
9. Bookbinding.	P
10. Body and fender work, if conducted within a closed building.	P
11. Bottling works, soft drinks.	P
12. Building material sale yard including the sale of rock, sand, gravel and the like as an incidental part of the main business, excluding concrete mixing except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section.	C
13. Carpenter shop, cabinet shop.	P
14. Carpet and rug cleaning and dyeing.	P
15. Coal, fuel and wood yards, enclosed within a building or by a solid fence of not less than six feet in height.	P
16. Construction of buildings to be sold and moved off the premises.	P
17. Dairy.	P
18. Draying, freighting or trucking yard or terminal.	C
19. Dry cleaning plant.	P
20. Dwelling unit for watchman and family.	P
21. Egg candling, process and sales.	P
22. Electric appliances and/or electronic instrument assembling.	P
23. Express office.	P
24. Foundry, casting light-weight, non-ferrous metal without causing noxious odors or fumes.	C

Zone MP-1 Uses	Use
25. Garage, public.	P
26. Glass manufacturing.	C
27. Honey extraction.	P
28. Ice manufacturing and storage.	P
29. Knitting mill.	P
30. Laboratory.	P
31. Laundry.	P
32. Lithographing, including engraving and photo engraving.	P
33. Machine shop.	P
34. Manufacturing, compounding, processing, packing and treatment of the following products: a. Bakery goods b. Candy c. Dairy products d. Pharmaceutical	P
35. Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: a. Cellophane F. Shell b. Canvas g. Straw c. Cloth h. Textile d. Cork i. Wood e. Felt j. Yarn	P
36. Manufacturing and maintenance of the following: a. Business machines b. Cameras and photographic equipment c. Electric and neon signs, billboards and/or commercial advertising structures d. Light sheetmetal products, including heating and ventilating ducts and equipment e. Musical instruments f. Novelties g. Rubber and metal stamps h. Toys	P
37. Manufacturing, compounding, processing, packing and treatment of the following products: a. Cosmetics b. Food products, excluding the following: fish, sauerkraut, pickles, vinegar, yeast; the rendering of fat c. Toiletries	C
38. Manufacturing, compounding and treatment of articles of merchandise from the following previously prepared materials: a. Bone g. Horn b. Feathers h. Leather c. Fiber i. Paint d. Fish j. Paper e. Glass k. Plastic f. Hair l. Rubber n. Tobacco	C
39. Monument works.	P
40. Motion picture studio.	P
41. Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning.	P
42. Parking lot.	P
43. Petroleum storage. For private use only, and meeting all municipal flammable liquids code.	C
44. Printing, including engraving and photo engraving, blueprinting, photostating and duplication.	P
45. Public and quasi-public uses. (Deleted per Ord. 96-9, 7/9/96)	deleted
46. Public transit yards. (Deleted per Ord. 96-9, 7/9/96)	deleted

Zone MP-1 Uses	Use
47. Radio and television transmitting towers.	P
47.3. Residential facility for persons with a disability. (Ord.2001-7, 4/10/01)	P
48. Retail sale of products produced by, developed in conjunction with or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly as an accessory use to the main permitted use and is conducted within the same building, or if the main use is not a building then on the same property, provided however no retail sale of products may be made in conjunction with a warehousing or wholesale business.	P
49. Rubber welding.	P
50. Sand blasting.	P
51. Sign painting shop.	P
52. Single-family dwelling.	P
53. Temporary building for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	P
54. Tire retreading and/or vulcanizing.	P
55. Transfer company.	P
56. Trucking terminal.	P
57. Upholstering, including mattress manufacturing, rebuilding and renovating.	P
58. Veterinary, and hotel and beauty parlor for cats and dogs.	P
59. Warehouse.	P
60. Weaving.	P
61. Welding shop.	P
62. Wholesale business.	P

(Ord 91-2, 6/11/91)