

ARTICLE 20

(M-1) Light Industrial

SECTION 3.20.000 Purpose

The Light Industrial classification is intended to create, preserve, and enhance areas containing secondary manufacturing and related establishments and intense commercial uses with limited external impact. These uses are typically appropriate to locations near major thoroughfares and non-manufacturing areas.

SECTION 3.20.050 Permitted Uses

In the M-1 zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance:

1. Builder supplies including retail sales of lumber, agricultural supplies and machinery sales room.
2. Laboratories.
3. Mobile home and recreational vehicle sales.
4. Warehouses, including buildings for commercial storage of personal property not used for commercial purposes.
5. Plumbing and sheet metal shops.
6. Open storage area for commercial storage of personal property such as boats and recreational vehicles.
7. Wholesale business salesrooms and auction houses.
8. Laundry, cleaning and dyeing works and carpet and rug cleaning.
9. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, toiletries, soft drinks, and food products; except fish, meat products, sauerkraut, vinegar, yeast, processing/handling of industrial hemp and agricultural hemp seed and the rendering or refining of fats and oils.
10. Veterinary clinic.
11. Utility facilities necessary for public service.
12. Outdoor Advertising in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.

13. One mobile home or watchman's quarters in conjunction with a use listed in this article.
14. Motor vehicle repair garage; key, card or membership fuel facilities; and vehicle washing (this use limited to the M-1 & M-2 zone only).

SECTION 3.20.100 Buildings and Uses Permitted Conditionally

In the M-1 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this chapter:

1. Uses similar to those permitted in §3.20.050 that are not specifically listed under the M-2 or M-3 zones, provided that:
 - a. The use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.
 - b. Items manufactured, processed or produced in this zone shall be primarily for wholesale.
2. One single family dwelling in conjunction with a use listed in this Article.

SECTION 3.20.150 Property Development Standards

1. **Area:** No standard established.
2. **Coverage:** Full coverage is allowable; provided minimum space, servicing space and setbacks have been provided.
3. **Setbacks:**
 - a. Front Yard: Front yards shall not be required.
 - b. Side and Rear Yard: Side or rear yards will not be required, but if side or rear yards are created they shall be a minimum of five feet.
 - c. Vision Clearance: Vision clearance shall be negotiated on submittal of plot plan for corner building sites.
4. **Height:** No structure shall exceed a height of 50 feet.
5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs may be illuminated but may not be of the flashing or moving type.

6. **Parking:** Off street parking shall be provided in accordance with Article 35.
7. **Environmental Quality:** All uses in the M-1 zone shall comply with standards adopted by the Environmental Quality Commission for air, land, water and noise quality.