

CHAPTER 18.40: M2 DISTRICT

18.40.010 Purpose and Function.

The purpose and function of a manufacturing district is to encourage the location of uses that have a strong industrial orientation. The regulations promote uses and developments, which will support the economic viability of the City. The regulations also protect the health, safety and welfare of the public, address the character of the area and provide certainty to property owners, developers and neighbors about the limits of what is allowed.

18.40.020 General and dimensional provisions.

A. All new development shall be subject to the Design Review requirements contained in Chapter 18.45.

B. In addition, the general and dimensional provisions are as follows:

1. Minimum lot area: six thousand square (6,000) feet;
2. Minimum lot dimension: sixty (60) feet;
3. Minimum front setback: twenty (20) feet;
4. Minimum side and rear setbacks: ten (10) feet;
5. Maximum building height: Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building. Buildings in excess of this height limitation may be approved through a conditional use permit subject to the provisions of 18.76.010 and 18.76.080.
6. Maximum lot coverage: eighty (80%) percent.

C. Setbacks along designated stream corridors shall comply with the requirements of Chapter 18.68.

18.40.030 Uses permitted outright.

A. In an M2 district the following uses and their accessory uses are permitted outright:

1. Bottling and processing of beverages, the production of which is devoid of fumes, noxious odors or waste products;
2. Cabinet, carpenter, or woodworking shop;

3. Compounding, packaging, or storage of cosmetics, drugs, perfumes, pharmaceuticals, soap, or toiletries, but not including processes involving refining or rendering of fats and oils;
4. Drive-in theater;
5. Electrical, plumbing and heating supply store and repairing service;
6. Feed and seed store, retail or wholesale;
7. Film processing plant;
8. Flooring materials, retail or wholesale;
9. Freight depot;
10. Fuel oil distribution;
11. Fuel yard;
12. Governmental building for administrative or protective services.
13. Ice or cold storage plant;
14. Laboratory for research or testing, but not including the testing of combustible engines;
15. Laundry, dry-cleaning, or dyeing establishment;
16. Lumberyard, building supply outlet;
17. Machinery or equipment sales, service, or storage;
18. Manufactured home sales lot;
19. Manufacture, repair, or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious stone or metal, shell, textiles, wax, wire, or yarn, ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, scientific or precision instruments, medical or dental supplies or equipment, small electronic supplies or equipment, business machines, watches or timing devices, luggage, photographic equipment, or small pleasure boats;
20. Motor vehicle body shop, tire shop, including tire retreading and recapping, or similar repair service;

21. Motor vehicle towing and storage.
22. Motor vehicle wrecking and salvage.
23. Processing, packaging, or storage of food or beverages.
24. Public utility and communication facilities, such as a branch telephone exchange, static transformer, booster station, or pumping station;
25. Railroad tracks and related facilities;
26. Sign shop, but not manufacture or assembly of electrically illuminated signs;
27. Upholstery shop;
28. Utility lines, station, or substation;
29. Veterinary clinic or hospital;
30. Wholesale distribution or outlet, including warehousing and storage;
31. Telecommunications facilities.
32. All manufacturing, processing, repair, and storage uses not listed above, and not listed as a conditional use in section 18.40.050.

18.40.050 Conditional uses permitted.

- A. Approval of a Conditional Use shall not be granted unless the specific proposal meets the criteria under Section 18.76.010 and applicable provisions of this title.
- B. The following conditional uses may be permitted in an M2 district.
 1. Manufactured home used as a permanent residence for a night watchman or caretaker;
 2. Excavation pits, stone quarries, sand, gravel, or clay pits and soil stripping. (see Chapter 18.64).
 3. Outright permitted uses in excess of the height limitations of section 18.40.020.