



PALM BEACH COUNTY
PLANNING ZONING AND BUILDING DEPARTMENT
ZONING DIVISION

PROPOSED UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT BY INDUSTRY

Application: Modification to Planned Industrial Park Development (PIPD) to allow additional uses within Industrial Use Zones: Catering Service, Vocational School, Fitness Center and Internet Sales.

Applicant: McCraney Property Company

Agent: Andrew M. Jacobson, Vice President, Legal Affairs

Project Manager: William Cross, AICP, Principal Site Planner

APPLICATION SUMMARY:

The applicant is requesting that the BCC initiate an amendment to the ULDC in the current 2012-01 Amendment Round for Planned Industrial Park Developments (PIPDs), as follows:

CODE SECTION	REQUIRED	PROPOSED BY APPLICANT
Table 3.E.1.B – PDD Use Matrix [Related to permitted uses within the Light Industrial Zone of a PIPD].	Prohibits: ▶ Catering Service; ▶ Vocational School; and, ▶ Fitness Center.	<u>To permit:</u> ▶ <u>Catering Service;</u> ▶ <u>Vocational School; and,</u> ▶ <u>Fitness Center.</u> <u>Update Data Information Processing to permit Internet Sales*.</u>

STAFF RECOMMENDATION:

Staff recommends that the request to add these uses to the Industrial Use Zone of a PIPD be reviewed by a subcommittee and staff in Round 2012-02. Code Revision staff have already identified the four (4) uses, among others, as topics requiring further research and analysis; it would be more efficient to look at all uses holistically to eliminate redundancy and improve staff efficiency; some of the uses are permitted within commercial or residential zones of a PIPD, and, a piecemeal approach may result in a reduction of clean industrial facilities necessary for future economic development.

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) RECOMMENDATION:

At the February 22, 2012 meeting, the LDRAB voted 14 – 1 to recommend that the request not be initiated by the BCC in the 2012-01 Round, with no recommendation on the merits of the request pending further study by staff. LDRAB discussion included the recommendation to review industrial districts comprehensively versus piecemeal, and the lower costs of industrial versus commercial spaces.

BACKGROUND AND SUMMARY:

PIPDs are defined by the Plan as “an economic activity center primarily designed to accommodate and promote manufacturing, research, development, and other value added activities and support uses. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential populations or encourage internal automobile trip capture shall be permitted, along with accessory uses.”

There are currently three (3) PIPDs within Palm Beach County: Vista Center, Florida Research Park (FKA: Palm Beach Park of Commerce), and the Turnpike Crossing East Industrial Park.

Vocational schools and fitness centers: both uses are permitted within the commercial uses zones of these developments.

Catering service: not permitted in either commercial or industrial use zones.

* **Internet Sales - Resolved:**

Zoning staff met with the applicant on Monday, March 12 where it was confirmed that the requested internet sales use may be accommodated in industrial use zones of a PIPD, under either data information processing or warehouse, where there are no retail sales to customers.

County Administrator
Robert Weisman

Palm Beach County Zoning Division
2300 N. Jog Road
West Palm Beach, Florida 33411
Phone: (561) 233-5200
FAX: (561) 233-5165



REQUEST FOR ULDC LANGUAGE CHANGE

DATE: February 14, 2012

Re: Code Section 4.B.1A 38 and Table 3.E.1 - PDD Use Matrix

From: McCraney Property Company

APPLICATION REQUIREMENTS

I request a change related to the following ULDC Language (attach copy of code section)

Article 4, Chapter B, Sect. 1A 38 and Table 3.E.1.- PDD Use Matrix

I have performed a word search in the ULDC and the following sections require change to complete this task

Article 4, Chapter B, Section 1A 38 and Table 3.E.1. - PDD Use Matrix

I propose the following ULDC Language (may attach copy of corrected code section)

4.B.1.A.38: Data and Information Processing. The use of an establishment for business offices of an industrial nature, including corporate centers, mail processing and telemarketing centers and internet sales centers which are locations where computerized internet based sales orders are taken and then implemented through shipment from on-site or off-site warehouses. The foregoing uses are not frequented by the general public.

Table 3.E.1.B. - PDD Use Matrix: Add the following as permitted uses under a light industrial pod of a Planned Industrial Park District (PIPD):

1. Vocational school
2. Catering service
3. Fitness center

See attached pages for justification of the foregoing suggested amendments.

k. Nonconformities

For a Convenience Store with Gas Sales, the applicant may be allowed to either increase the floor area of the store or increase the number of pumps subject to the percentage limitation of Art. 1.F, Nonconformities, and approval of a Traffic Study by the Engineering Department. [Ord. 2010-005] [Ord. 2011-016]

38. Data and Information Processing

The use of an establishment for business offices of an industrial nature, including corporate centers, mail processing and telemarketing centers. Such uses are not frequented by the general public.

a. Flex Space

This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B – PDD Use Matrix, Table 4.A.3.A – Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]

39. Day Camp

An establishment which provides care, protection and programmed activities for children five years of age and older for a period of less than 24 hours per day. This use shall not operate as a day care as defined and regulated by the Department of Children and Family Services.

a. Duration

Maximum 16 weeks per calendar year.

b. Operation

Shall operate only during those times when local schools are not in session.

c. Accessory Use

A day camp for 200 or fewer children may be permitted as an accessory use to a legally established institutional, civic, recreational, or educational use.

40. Day Care

An establishment that provides care, protection and supervision for children when licensed by the Palm Beach County Health Department, or for adults when licensed by the Agency for Health Care Administration (AHCA), as specified below: [Ord. 2011-016]

a. General

A Day Care for 21 or more children or adults for a period of less than 24 hours per day on a regular basis. [Ord. 2011-016]

b. Limited

A Day Care for six to 20 children, or three to 20 adults, for a period of less than 13 hours per day on a regular basis. Limited Day Care does not include nighttime or overnight care. [Ord. 2011-016]

c. Family Day Care Home

An occupied residence in which custodial care is rendered to one to six children, inclusive, and for which the owner or operator receives a payment, fee, or grant for any of the children receiving care, whether or not operating for profit, shall be permitted by right in Residential Zoning Districts, in accordance with F.S. § 125.0109, and exempt from any standards other than those applicable to residential uses. [Ord. 2011-016]

d. Large Family Child Care Home (LFCCH)

An occupied single family residence in which custodial care is regularly provided for up to 12 children, and for which the owner or operator receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit, and has at least two-full time child care personnel on the premises during the hours of operation. One of the full-time child care personnel must be the owner or occupant of the residence. The use shall be subject to the following: [Ord. 2011-016]

1) Applicability

Provide documentation that the establishment has operated as a licensed Family Day Care Home for at least two years and meet other licenses and regulations established by the PBC Health Department including the maximum number of children permitted. [Ord. 2011-016]

2) Zoning District Limitation

Shall be permitted only in Residential Zoning Districts where Limited Day Care is allowed. [Ord. 2011-016]

3) Approval Process

Shall be subject to DRO approval unless located on lots 20,000 square feet or more in which case the use shall be permitted by right. [Ord. 2011-016]

4) Site Requirements

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD					MXPD		PIPD			M	R	LCC		N		
	Pods					FLU					FLU		Use Zone					FLU				
	R E S	C O M	R E C	C I V	A G / P	C L	C H	C L	C H	C O	C O	I R	I N D	I N S T	C H			C H	O		I N D / L	C O M D / G
Commercial Uses																						
Lounge, Cocktail		R				R	R		R	R			R	R		R				R	R	79
Medical Or Dental Office		P				P	P	P	P				P	P		P				P	P	83
Monument Sales, Retail						P	P						P			P						86
Office, Business Or Professional		P				P	P	P	P				P	P		P				P	P	91
Parking Garage, Commercial		P					R		R	R						P						95
Parking Lot, Commercial		R					R		R	P												96
Pawnshop							R															97
Personal Services		P				P	P		P				P	P		P		P		P	P	98
Printing And Copying Services		P				P	P	P	P				P	P		P				P	P	100
Repair And Maintenance, General		R					R				P					P	P	P				107
Repair Services, Limited		P				P	P		P		P		P	P		P				P	P	108
Restaurant, Type I		R				R	R		R				R	R		R				R	R	109
Restaurant, Type II		R				R	D		R	R			D	R		R				D	D	111
Retail Sales, Auto Accessories and Parts		P				P	P						P	P		P				P	P	113
Retail Sales, General		P				P	P						P	P		P				P	P	114
Retail Sales, Mobile Or Temporary		S											S			S						115
Self-Service Storage						R	R				P					P	R	P				120
Theater, Drive-In							R			R							R					128
Theater, Indoor		R					R			P			R								R	129
Towing Service And Storage											P					P						130
Vehicle Sales And Rental		R				R	R						R			R				R	R	135
Veterinary Clinic		R				R	P	R	P				R	R		P				R	R	136
Vocational School		R				R	P		P		P	D	R	R		P				R	P	137
Work/Live Space		P				P	P	P	P				P	P		P				P	P	141-1
Live/Work													D	D						D	D	141-2
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022]																						
Notes:																						
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S Permitted in the district only if approved by Special Permit																						
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																						

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Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			M	R	LCC		N			
	Pods					FLU							FLU		Use Zone					FLU					
	R E S	C O M	R E C	C I V /	A G R / P	C L	C H	C L	C H	C O	C O	I R	I N	I N	C H	C H	I N			C O	I N		C M	C D	L H
Public and Civic Uses																									
Airport, Helipad & Landing Strip											R	R					R	R					10		
Assembly, Nonprofit Institutional		R		R		R	R				R		R	R	R		R					R	R	14	
Assembly, Nonprofit Membership				R		R	R	R	R	R			R	R	R		R					R	R	15	
Cemetery				R																				27	
Place Of Worship		R		R		R	R	R	R	R			R	R	R		R		R			R	R	29	
College Or University				R		R	R	R	R	R	R	R	R				R					R	R	30	
Day Camp			P	P			R				P		P		R								R	R	39
Day Care, General		R		R		R	R	R	R	R			R	R	R		R	R	R	R	R	R	R	R	40
Day Care, Limited			D		D		D	D	D	D	D	D	D	D	D		D	D	D	D	D	D	D	D	40
Government Services			P		P		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	63
Homeless Resource Center							R						R				R	R							70-1
Hospital Or Medical Center		R				R	R						R	R	R		R						R	R	71
Kennel, Type IV (Animal Shelter)						R	R						R	R											74-3
School, Elementary Or Secondary				R		R	R	R	R				D	R	R		R						R		118
Recreation Uses																									
Arena, Auditorium Or Stadium		R					R						R												12
Campground												P										P			24
Entertainment, Indoor		R				R	R					P			R			P					R	R	45
Entertainment, Outdoor		R				R	R					P	D		R			P							46
Fitness Center		R	P	R		R	R				R	P			P	P		P					R	P	56
Golf Course				R		R	R	R	R	R	R				R	R		P		P	P	R			62
Gun Club, Enclosed							R											P	R	P					67
Gun Club, Open												R													67
Gun Range, Private																		P	R	P					68
Marine Facility			R	R			R				R	R						P							82
Park, Passive	P	P	P	P	R	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	93
Park, Public				P	P	R	P					P	P	P	P	P		P			R	R	P	P	94
Special Event			S	S	S		S	S				S	S	S	S			S	S				S	S	124
Zoo							R				R														143
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022]																									
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	Pods					FLU					FLU		Use Zone					FLU			
	R E S	C O M	C E C	C I V	A G R / P	C L	C H	C L O	C H O	C R	I N D	I N S T	C H	C H O	I N D / L			C O M	I N D / G		C L
Commercial Uses																					
Adult Entertainment															S	S				2	
Auction, Enclosed	R					P			P	R					P			P	P	16	
Auction, Outdoor						R			R	R					P	P	P			16	
Auto Paint Or Body Shop	R					R				R					P	P	P			17	
Bed And Breakfast	D	D				S	S	S	S	S			S	S		S				20	
Broadcast Studio	R					R	P	R	P	P	P		R	R	P	P			R	R	21
Building Supplies	R					R							R			P			R	R	22
Butcher Shop, Wholesale						R				P			R		P	P	P			23	
Car Wash	R					R				P			R		P	P	P		R	R	25
Catering Service																				26	
Contractor Storage Yard										P					P		P			35	
Convenience Store	P					P	P						P	P		P		P	P	36	
Convenience Store With Gas Sales						R				R			R		R	P			R	37	
Day Labor Employment Service	R					R				R						P				41	
Dispatching Office						R							R		P	P	P			42	
Dog Day Care						R							R		P	R			R	R	43
Financial Institution	R					R	P	R	P				P	P		P			R	R	55
Flea Market, Enclosed	P					R							R			P			R	57	
Flea Market, Open						R										R				58	
Funeral Home or Crematory	P					R	R				R	R			P					59	
Gas and Fuel, Retail	R					R	R						R		P	R	P		R	R	18
Green Market																			D	D	64
Hotel, Motel, SRO, Rooming And Boarding						R		R	R				R	R		P			R	72	
Kennel, Type II (Commercial)	R					R							R							74-1	
Kennel, Type III (Commercial-Enclosed)	R					R	R						R						R	R	74-2
Kiosk						P	P	P	P	P			P	P	P	P	P		P	P	75
Landscape Service	R					R				P			R		P	P	P			77	
Laundry Services	R					P	P		P				P	P	P	P		P	P	P	78
[Ord. 2005-002] [Ord. 2004-051] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016]																					
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JUSIFICATION STATEMENT
FOR
ULDC AMENDMENTS SOUGHT BY MCCRANEY PROPERTY COMPANY

Over the past few years, the continuing economic decline being experienced by the nation and Palm Beach County in particular has forced businesses to seek the most economic space possible within which to operate. In many cases, the inability to locate leased space within its budget can terminate existing business or prevent potential new businesses from starting up. This results in a loss of jobs and a further decline of the economic and business climate within the County.

MPC owns through its affiliates 3 Industrial/IL pods within the Vista Center PIPD each of which is improved with one or more industrial/flex buildings with related amenities. Many new and existing businesses have sought to migrate from traditional retail or office locations to MPC's industrial/flex product in the last couple of years in order to take advantage of the lower rental rates and related CAM expenses that these properties feature. Unfortunately, certain provisions of the ULDC frustrate these businesses from locating at our Vista Center properties as the language is either outdated or the uses are prohibited in an Industrial/IL pod of a PIPD even though they are permitted in standard IL zoning districts and in some cases IL pods within a MUPD as well.

In the last 3 years over 40 local businesses have been prevented from locating at the Vista Center due to the current regulations, and over 10 in the past 9 months alone. We should be making it easier – not harder – for businesses to locate within Palm Beach County and thereby increase the County's tax and employment base.

Our goal through this language change amendment is to eliminate these inconsistencies within the ULDC by bringing the Code up to date with modern commerce and allowing these currently prohibited uses the ability to locate within Industrial/IL pods of a PIPD. Not only will this help MPC's business but it will help those other businesses to continue to operate with reasonably priced rental space providing increased jobs and an overall boost to the area's economic recovery.

Specifically, MPC seeks to amend the ULDC Sections enumerated in its filed Form #80 in order to accommodate the following four (4) changes:

1. Amend the definition of "Data and Information Processing" contained in Article 4, Chapter B, Section 1A 38 of the ULDC to specifically include "Internet Sales Centers" which are locations where computerized internet based sales are taken and implemented through shipment from on site and/or off site warehouses which use is not frequented by the general public. We believe that such internet sales operations are no different in scope and concept than "telemarketing centers" which are specifically mentioned in the

existing definition. The ULDC needs to be modernized and brought up to date to include this use which has grown exponentially over the past several years. As a recognized component of “Data and Information Processing” the internet sales would be a permitted use in an Industrial/IL pod of a PIPD.

2. Amend Table 3.E.1.B – PDD Use Matrix to allow “vocational schools” as a permitted use in an Industrial/IL pod of a PIPD. This use is already permitted in standard IL zoning districts and in industrial pods within an MUPD. There is no logical distinction between those locations and the PIPD. Indeed, the stated purpose of the PIPD as stated in 3.E.5.A of the ULDC is to create a development “which provides employment opportunities for industries” and “encourages internal trip capture by offering support uses....to serve the PIPD workforce, and other residential populations.” It is clear that a vocational school, while not strictly industrial in nature would be a completely complimentary support use in line with those stated goals. By way of example, Broward County and Orange County each permits vocational schools in all classifications of their industrial districts (see attached code excerpts).

3. Amend Table 3.E.1.-PDD Use Matrix to allow “catering service” as a permitted use in an Industrial/IL pod of a PIPD. This use is currently permitted in standard IL zoning districts and we again fail to see the distinction between this and the industrial/IL pod within a PIPD. This use would also be in accordance with the stated purpose of the PIPD as quoted in item 2 above as a support use to surrounding businesses and residences. By way of example, in Broward County, a catering service is a permitted use across all industrial districts.

4. Amend Table 3.E.1.-PDD Use Matrix to allow “fitness centers” as a permitted use in an Industrial/IL pod of a PIPD. This use is also permitted in standard IL zoning districts and would act as a complimentary support use to surrounding businesses and residents in conformance with the stated PIPD goals mentioned in item 2 above. Therefore, there appears to be no logical reason to include this use within an IL zoned district and an IL pod in a PIPD. In addition, other recreational uses such as a golf course and a gun range are permitted in an IL pod of a PIPD so it is difficult to justify the exclusion of fitness centers. The fitness centers seeking to locate within our project are not the giant corporate gyms like LA Fitness, rather they are smaller privately owned businesses such as small gyms, exercise centers, karate schools, etc. Perhaps a definition of fitness center can be created to exclude the giant corporate operations if the County does not desire them in these areas. By way of example, Martin County permits both a small, privately owned gym and a cheerleading school at our project at Treasure Coast Commerce Center (zoned LI-1) as an accessory use under the category “physical fitness centers” which is improved with virtually the same buildings as our Vista Center projects and which has the same Light Industrial underlying land use (see attached excerpt from Martin County zoning code).

In conclusion, we believe that our suggested amendment will have the following positive effects:

1. Promote business and employment within Palm Beach County by increasing the affordability and availability of rental space to certain businesses that may otherwise cease to operate within the County.
2. Remove unnecessary inconsistencies from the ULDC while continuing to maintain the stated planning goals and purposes of the PIPD.
3. Keep the ULDC up to date with the current trends in commerce and industry to make it a working document for both good economic times and bad.

Martin County, zoning Code

c. Structures on lots abutting private streets platted prior to April 29, 1986.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 743, pt. 1, 3-6-2007)

Secs. 3.17–3.30. Reserved.

Sec. 3.31. LI-1 district.

3.31.A. *Permitted uses.* Uses in the LI-1 district shall be limited to the following:

1. *Principal uses:*

Administrative services, not for profit
Business and professional offices
Community centers
Cultural or civic use
Educational institution
Electronic equipment manufacturing
Medical and dental labs
Medical equipment manufacturing
Optical equipment manufacturing
Pharmaceutical products manufacturing
Precision instrument manufacturing
Printing, publishing and bookbinding
Protective and emergency services
Public library
Public park and recreation, active
Public park and recreation, passive
Radio and television broadcasting studios
Research and development laboratories and facilities
Utilities

2. *Ancillary uses:*

Commercial day care
Convenience restaurants, without drive-through facilities
Copy services and duplicating services
Financial institutions
General restaurants
Helipads
Hotels and motels
Mail services and parcel exchange
Newsstands
Physical fitness centers
Post offices

3.31.B. *Standards for ancillary uses.*

1. Ancillary uses shall be designed and operated so as to primarily support the principal uses allowed in the LI-1 district; however, for purposes of applying all other requirements of this Article, such as but not limited to parking, landscaping and lighting standards, the ancillary uses listed in this section shall be considered in the same manner as principal uses.

2. Ancillary uses shall not be located on lots located on the outer boundaries of the industrial park and access shall be from roadways in the interior of the park.

3. Signage for ancillary uses shall not be readily visible from any arterial or collector street.
4. Ancillary uses shall comprise no more than 15 percent of the maximum gross leasable floor space of any LI-1 area.
5. Helipads shall meet the following standards:
 - a. Helipads shall be designed and operated solely for the use of the principal uses within the LI-1 district.
 - b. Helipads shall not be located within 1,000 feet of any RE, RS, RM or MH district or any residential PUD.
 - c. The development application shall include a plan, sealed by a registered engineer, indicating the landing and take-off corridors and demonstrating compliance with all FAA and/or FDOT requirements.

3.31.C. *Site development standards.*

1. *Minimum lot area:* Three acres for principal uses, one acre for ancillary uses.
2. *Minimum lot width:* 100 feet.
3. *Maximum hotel density:* 20 units per acre.
4. *Maximum building coverage:* 50 percent.
5. *Minimum building setbacks:*
Front: 25 feet.
Rear: 20 feet.
Side: 15 feet.
Corner: 25 feet.

6. *Maximum height:* 40 feet, or 30 feet when located within 100 feet of a residential zoning district boundary.

7. *Minimum open space:* 30 percent.

3.31.D. *Architectural design.*

1. All buildings within an LI-1 area, both for principal and ancillary uses, shall be of masonry construction, or have the appearance of masonry construction, and shall conform to a common architectural plan. A uniform architectural plan shall be incorporated into the declaration of covenants.
2. Outside storage of materials is prohibited.
3. Loading docks shall not be visible from public rights-of-way.

3.31.E. *Landscaping.*

1. At least 30 percent of the developed area shall be landscaped.
2. Seventy-five percent of all required landscaping shall be native species.
3. A type 4 landscaped buffer shall be required wherever LI-1 zoning abuts a residential zoning district.

3.31.F. *Vehicular access.* Vehicular access to all principal and ancillary uses shall be via local streets created within the LI-1 area. Principal and ancillary uses shall not take vehicular access from existing arterial or collector streets.

3.31.G. *Parking.* No more than ten percent of the off-street parking provided for any given

Sec. 39-308. - Permitted uses.

Permitted principal uses in all manufacturing and industrial districts shall be limited to those uses specified in the Master Business List following. Any use not specifically listed herein and not specifically, or by inference, listed shall be determined by the zoning official to be permitted in the zoning district specifying the most similar use thereto. All permitted uses shall be subject to section 39-313, "Limitations of uses." Specific subsection references in section 39-313 are included in the Master Business List.

Master Business List

P = Permitted	C = Conditional	A = Accessory use only	
Use	M-1	M-2	M-3
Accessory dwellings (caretaker or security quarters) [see section 39-313(a)]	A	A	A
Acid and corrosives manufacturing or storage			P
Airports, heliports and other transportation facilities			P
Ammunition reloading (handguns)		P	P
Assembly (pre-manufactured components)	P	P	P
Asphalt manufacturing from raw materials			P
Automobile, truck and equipment auctions		P	P
Automobile detailing or cleaning (other than car washes)	P	P	P
Automobile repair garage (mechanical, paint or body repairs) [see section 39-313(b)]	P	P	P
Automobile storage or transport facility (operable vehicles)	P	P	P
Automobile, truck and recreational vehicle salvage or wrecking yards [see section 39-313(c)]			P
Aviation related uses (sales of planes, parts, ground support equipment, repairs and maintenance)		P	P
Boarding or breeding kennel [see section 39-313(d)]		P	P
Boat sales	P	P	P
Boat building, repair and storage		P	P
Breweries and bottling facilities		P	P
Building and construction materials manufacturing and storage			P
Cabinet shops, woodworking shops	P	P	P
Catering or food delivery service	P	P	P
Chemical and acid manufacturing or storage and distribution			P
Clothing manufacturing	P	P	P
Concrete batching or mixing		P	P
Concrete products manufacturing		P	P
Contractors shops and storage yards		P	P
Cosmetics and pharmaceuticals manufacturing	P	P	P
Courier service	P	P	P
Crematory for human or animal remains (no medical wastes)		P	P
Dry-cleaning and laundry plant		P	P
Electronics manufacturing and repair	P	P	P
Employment agency, day labor		P	P
Equipment rental and sales, commercial and contractor's [see section 39-313(e)]		P	P
Essential services (utilities and accessory structures)	P	P	P
Fabrics (canvas, textiles and vinyl) manufacturing		P	P
Fertilizer, compost and mulch compounding, storage and distribution		P	P
Fireworks, explosives, firearms and ammunition manufacturing, storage and distribution [see section 39-313(f)]			P

Food processing, packaging and distribution including meat packing (no slaughtering)	P	P	P
Furniture manufacturing	P	P	P
Glass and mirror shop	P	P	P
Hazardous materials storage, handling or manufacture not otherwise listed			P
Junkyards (other than auto wrecking or salvage)[see section 39-313(c)]			P
Laboratory (medical, dental, research and development)	P	P	P
Machine shop		P	P
Medical waste transfer station		P	P
Medical waste incineration or sterilization [see section 39-313(g)]			P
Metal manufacturing (from raw materials)			P
Mobile collection center [see section 39-313(h)]	P	P	P
Mobile food unit [see section 39-313(i)]	C	C	C
Motor freight terminal or moving and storage company		P	P
Offices and showrooms [see section 39-313(j)]	A	A	A
Outdoor events (see section 39-238)	C	C	C
Packaging and delivery service	P	P	P
Paint, sealant, coating or adhesive manufacturing		P	P
Paper and cardboard products manufacturing (from pre-manufactured paper or cardboard)	P	P	P
Paper, cardboard and plastic manufacturing (from raw materials)			P
Parts store, vehicles or boats [see section 39-313(k)]	P	P	P
Penal institutions [see section 39-313(l)]			P
Pest control service	P	P	P
Petroleum products and bottled gas bulk storage		P	P
Plastic and vinyl product manufacturing (from pre-manufactured plastic or vinyl)	P	P	P
Printing and engraving, bookbinding	P	P	P
Quarry [see section 39-313(m)]			P
Recording or broadcasting studio (music, radio, television, film)	P	P	P
Recycling facility [see section 39-313(n)]			P
Repair shop, household and personal items	P	P	P
Restaurant, fast food [see section 39-313(o)]	A	A	A
Restaurant, take-out [see section 39-313(o)]	A	A	A
Sanitation companies and waste haulers [see section 39-313(p)]			P
School, trade or vocational [see section 39-313(r)]	P	P	P
Septic tank service			P
Sign manufacturing and painting	P	P	P
Storage yards (operable vehicles, usable equipment or other items)		P	P
Swimming pool chemicals [see section 39-313(q)]		P	P
Synthetic materials (not otherwise listed) manufacturing from raw material			P
Tool rental (small tools and equipment)	P	P	P
Transportation facilities (airports, heliports, shipping ports, etc.)		P	P
Trash transfer station		P	P
Upholstery shop	P	P	P
Vehicle sales, rental or leasing (autos, trucks, recreational)	P	P	P
Veterinary clinic	P	P	P
Veterinary hospital [see section 39-313(s)]		P	P
Warehouse, self-storage [see section 39-313(t)]	P	P	P
Warehouse, distribution	P	P	P
Welding and sheet metal shops, machine shops		P	P
Wholesale stores	P	P	P
Wireless communication facilities [see section 39-102]	P	P	P

(Ord. No. 1999-24, § 2, 5-11-99; Ord. No. 2000-36, § 40, 8-22-00)

Sec. 7-9-95. M1 "Light Industrial" District Regulations.

All references to this section shall include sections 7-9-95.1 through 7-9-95.7.

Sec. 7-9-95.1. Purpose and intent.

The M1 District is established to provide for the development and maintenance of light industrial uses and industry-supporting activities.

Industry-supporting activities are those activities which tend to promote the vitality of light industrial areas by providing a convenient location for services incidental to the conduct of business of the permitted uses, thus internalizing vehicle trips for such services. Industry-supporting activities are typically those which naturally locate in an industrial area because the principal part of their business activity is derived from such areas.

It is intended that these regulations promote the effective operation of light industrial uses by site design and by excluding incompatible uses. It is also intended that potentially significant adverse environmental impacts on the surrounding community be prevented.

In those areas of the District where a wide mix of older general retail commercial uses have been established, a secondary intent shall be to support appropriate new uses of high quality over simple consistency with these older, established uses.

Sec. 7-9-95.2. Principal uses permitted subject to a site development permit.

The following principal uses are permitted, subject to the approval of a site development permit per section 7-9-150.

- (a) Assembly of component or finished products.
- (b) Automobile parking lots and structures per section 7-9-145.
- (c) Communication transmitting, reception or relay facilities.
- (d) Mail-order businesses.
- (e) Manufacturing of component or finished products.
- (f) Mini-storage facilities or warehouses.
- (g) Motion picture and recording studios; radio or television stations.
- (h) Police and fire stations.
- (i) Recycling businesses for beverage and food containers and paper products.
- (j) Utility facilities.
- (k) Wholesale businesses.
- (l) Industry-supporting commercial activities.

- (1) Administrative, professional and business offices (defined as labor/business associations, commercial insurance, loan brokerage, commodity brokers and dealers, security services, accountants, planning, engineering and design firms, attorneys, and related uses).
- (2) Advertising and publishing businesses.
- (3) Answering (and communication) services.
- (4) Automobile and truck rental agencies.
- (5) Barber and beauty shops.
- (6) Blueprinting, reproduction and copying services, and photo supplies.
- (7) Cocktail lounges and bars.
- (8) Credit unions (and commercial credit institutions).
- (9) Delicatessen (specialty food product) sales and catering.
- (10) Dispensing pharmacy.
- (11) Emergency health service facilities.
- (12) Employment search, placement, and temporary help agencies.
- (13) Engineering and stationery supplies.
- (14) Florists without arrangement displays.
- (15) Health and athletic clubs.
- (16) Janitorial businesses.
- (17) Landscaping businesses.
- (18) Messenger, mail and delivery service.
- (19) Office furniture, equipment, and supplies (including computer equipment, office furnishing, installation, and interior decoration).
- (20) Photoengraving, printing and bookbinding.
- (21) Restaurants.
- (22) Travel agencies.
- (23) Vocational schools.