

## The Planning Commission recommends eliminating the M-2 Manufacturing Zone

Explanation: At the present time only the M-1 zone is being used in Farr West; the M-2 is not. The list of conditional uses mentioned in the M-1 zone is more inclusive than that in the M-2 zone, thus nothing would be lost in eliminating the M-2 zone. The M-2 zone does permit businesses which are “often incompatible with residential areas and light commercial activities due to noise, noxious odors, heavy machinery, heavy commercial traffic, and other quasi-nuisance activities.” Such permitted uses would degrade the quality of our community and, given that there has been no compelling need for such activities in our community in the past, we see no need for such in the future. One of the permitted uses in the M-2 zone is sexually oriented businesses. Although we would prefer not to have such businesses in our community, there is a legal requirement to “accommodate” such businesses in one of our city’s zones. That “accommodation” has now been moved to the M-1 zone. The M-1 and M-2 zones are not distinguished in the City Master Plan. For the above mentioned reasons, we recommend eliminating the M-2 zone.

### M-1 and M-2 Zones compared \*

M-1 Zone:	M-2 Zone:
<p><u>Purpose:</u> The M-1 manufacturing zone is established to provide areas in the city where processing, assembling, manufacturing, warehousing and storage activities may take place, and for incidental service facilities to serve the manufacturing uses. The zone is intended to encourage the orderly growth of the city and its economic base.</p>	<p><u>Purpose:</u> The M-2 zone is established to provide areas in the city for the establishment of businesses which are <b><i>often incompatible with residential areas and light commercial activities due to noise, noxious odors, heavy machinery, heavy commercial traffic, and other quasi-nuisance activities</i></b>. The zone is intended to regulate such businesses in accordance with federal, state and local ordinances.</p>
<p><u>Permitted Uses:</u> Permitted uses are all permitted uses in the C-2 general commercial zone</p>	<p><u>Permitted Uses:</u> Permitted uses are all permitted uses in the M-1 manufacturing zone <b><i>and all sexually oriented businesses as defined in section 5.10.050 of this code.</i></b></p>

<p><u>Conditional Uses:</u> Permits for the following conditional uses shall be authorized by the city council after review and approval by the planning commission. The planning commission review of the following conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs. The planning commission shall consider, among other things, the character of the zone, the present and future requirements for streets, off street parking, off street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities, sensitive soils, and other public requirements. The commission may impose reasonable conditions as are necessary to protect surrounding property and to carry out the purposes and characteristics of this zone</p>	<p><u>Conditional Uses:</u> Permits for the following conditional uses shall be authorized by the city council after review and approval by the planning commission. The planning commission review of the following conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs. The planning commission shall consider, among other things, the character of the zone, the present and future requirements for streets, off street parking, surrounding zones and property uses, the availability of utilities, and other public requirements. The commission may impose reasonable conditions as are necessary to protect surrounding property and to carry out the purposes and characteristics of this zone.</p>
<p>(assembling, automobile wrecking, <b>compounding</b>, construction services, <b>dry cleaning and laundry facilities</b>, major automobile repair, <b>packaging</b>, pawnbrokers, primary metal industries, <b>processing, public and quasi-public uses, rubber and plastic products</b>, salvage yards, <b>storing of products</b>, surplus storage, <b>testing, wireless telecommunications facilities</b>)</p>	<p>(assembling, automobile wrecking, construction services, major automobile repair, pawnbrokers, primary metal industries, salvage yards, surplus storage, <b>warehousing and storage buildings</b>)</p>
<p><u>Site Development Standards:</u></p>	<p><u>Site Development Standards:</u></p>
<p>A. Front and side yard setbacks from a public dedicated street: Twenty feet.</p>	<p>A. Front and side setbacks from a public dedicated street: Sixty feet.</p>
<p>B. Side yard setback (adjacent to manufacturing or commercially zoned property): No requirements except as required in the building code.</p>	<p>B. Side yard setback (adjacent to manufacturing commercial zone M-1): Sixty feet.</p>
<p>C. Rear yard setback (adjacent to manufacturing commercially zoned property): No requirements except as required in the building code.</p>	<p>C. Rear yard setback (adjacent to manufacturing commercial zone M-1): Sixty feet.</p>

D. Side yard setback (adjacent to residentially zoned property): Ten feet.	
E. Rear yard setback (adjacent to residentially zoned property): Ten feet.	
F. Lot area and width: No requirement.	
G. Maximum height: No requirement.	D. Maximum height: Thirty five feet.
H. Minimum height: Eight feet or one story whichever is greater.	E. Minimum height: Eight feet or one story whichever is greater.
<u>Additional Requirements:</u>	<u>Additional Requirements:</u>
A. Landscaping:	B. Landscaping:
1. Plant Material; Area: An area of no less than ten percent (10%) of the site as depicted on the site plan shall be landscaped. Suitable landscaping may include plants, shrubs, trees, lawn or similar landscaping materials, as prescribed and approved by the planning commission. In addition, the park strip between any public street and the site whether existing or proposed, shall be landscaped. 2. Screening; Visual/Noise: Landscaping prescribed by the planning commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions may be required as part of, or in addition to, the ten percent (10%) landscaping requirement. 3. Maintenance: The preservation and maintenance of landscaping and park strip areas are the responsibility of the site property owner/tenant.	1. Plant Material; Area: An area of no less than ten percent (10%) of the site as depicted on the site plan shall be landscaped. Suitable landscaping may include plants, trees, shrubs, lawn or other similar landscaping materials as prescribed and approved by the planning commission. In addition, the park strip between any public street and the site whether existing or proposed, shall be landscaped. 2. Screening; Visual/Noise: Landscaping prescribed by the planning commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions may be required as part of, or in addition to, the ten percent (10%) landscaping requirement. 3. Maintenance: The preservation and maintenance of landscaping and park strip areas are the responsibility of the site property owner/tenant.
B. Open Storage: Any part of a lot used for the storage of equipment, merchandise, parts or other items, if not in an enclosed building, shall be enclosed by a decorative sight obscuring wall or fence with a minimum height of six feet.	
C. Walls And Fences: A wall or fence at least six feet in height shall be erected along all property lines in common with residentially zoned property. The type and materials of such walls or fences shall be approved by the planning commission as a part of the site plan review.	C. Walls And Fences: A wall or fence at least six feet in height shall be erected along all property lines. The planning commission as a part of the site plan shall approve the type and materials of such walls or fences.

	A. Site Location: Any proposed M-2 zone designation requires one contiguous lot boundary line with M-1 zone.
* Differences between M-1 and M-2 are indicated in bold print	