

CHAPTER 17.68

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CHAPTER 17.68

MANUFACTURING/INDUSTRIAL DISTRICT AND BUSINESS PARK

17.68.010 INTENT AND PURPOSE OF MANUFACTURING/INDUSTRIAL DISTRICT

The intent and purposes of the manufacturing/industrial districts is to establish areas within the City of Dillon that are primarily manufacturing/industrial in character and to set forth certain minimum standards for development within those areas. The purpose of having more than one manufacturing/industrial district is to provide opportunities for a variety of employment and community service functions within the community while providing predictability. There is a rebuttable presumption that the uses forth for each district will be compatible with each other when the standards of this title are met and any applicable conditions of approval have been satisfied. Additional requirements for development may apply within overlay districts.

A. Business, M-1, Light Manufacturing or M-2, Manufacturing and Industrial District.
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17.68.020 LOT COVERAGE

The entire lot, exclusive of required yards, landscaping, loading, unloading and parking may be occupied by the principal and accessory buildings.
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17.68.030 LOT AREA AND WIDTH

- A. All newly created lots shall have a minimum area adequate to provide for required yards and parking but in no case shall they be less than:
1. In the M-1 district = 5000 square feet
 2. In the M-2 district = No minimum area
- B. Lot width for all newly created lots shall not be less than:
1. In the M-1 district 75 feet
 2. In the M-2 district 100 feet
- Enc Ord 433 December 5, 2012

17.68.040 YARDS

- A. Minimum yards required for the M-1 and M-2 Districts:
1. Structures (unless otherwise permitted by this title):

- a. Front yard = 20 feet
 - b. Rear yard = 5 feet
 - c. Side yards = 5 feet (except zero lot lines as allowed by Chapter 17.04, General Provisions.
2. Parking and loading areas:
- a. Front yard = 20 feet
 - b. Rear yard = 0 feet
 - c. Side yards = 0 feet
3. Rear and side yards adjacent to alleys shall be at least five feet.
- B. All yards shall be subject to the provisions of Chapter 17.12, General Land Use Standards and Requirements, and Chapter 17.44, Landscaping and City Beautification when applicable.

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17.68.050 BUILDING HEIGHT

- A. In the M-1 and M-2 districts = 45 feet
- 1. Maximum height otherwise allowed by 1 and 2 above may be increased by up to a maximum of 50 percent when principal use requires and all other requirements of this title are met.
 - 2. Maximum height otherwise cumulatively allowed by this section may be increased by thirty (30) percent through the approval of a Conditional Use Permit, but only when the additional height is a specifically identified purpose of this review.

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17.68.060 RECYCLING

Recycling recovery facilities, centers or plants including the collection, separation and storage of materials are intensive uses that generate truck traffic, noise and waste and shall be reviewed as a Conditional Use and shall be located in an Heavy Industrial district. A transitional area with fencing and screening between industrial and residential districts is required. No use shall contaminate soil, ground water resources or public water, wastewater and sewer systems and systems to mitigate shall be a required condition. The use shall not create odors, air pollution,

dust, noise, vibration, or glare that would impact the public health, safety and general welfare and impact the investment value of adjacent properties.

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17.68.070 AUTHORIZED USES

- A. The uses listed are deliberately broad and some are given special definitions in Chapter 17.108, Definitions. The intent of this method is to provide general guidance for uses while allowing the unique needs and circumstances of each proposal to be specifically addressed through the review process. Some principal uses are the subject of special regulations contained in Chapter 17.16, Standards for Specific Uses.

- B. Uses in the various manufacturing/industrial districts are depicted in Table 68-1 below. Principal Uses are indicated with a “P,” Conditional Uses are indicated by a “C,” accessory uses are indicated with an “A,” and uses not permitted within the district are indicated by an “-.” A particular proposed development or use may fall under more than one listed category with different review processes. In such cases, the more stringent review process shall apply and required by Chapter 17.16, Standards for Specific Uses.

Table 68-1

DESCRIPTION	M-1	M-2		
Accessory Building	P	P		
Adult Business/Casinos	P	P		
Agricultural Supplies and Services	P	P		
Ambulance	P	P		
All Auto Operations Except Junk	P	P		
All Household Dwellings, Condominiums and Townhouses	P	P		
Amusement and Recreational Services	P	P		
Animal Hospital or Veterinarian Office	P	P		
Animal Services	P	P		
Animal Shelters	C			
Auto Fuel Sales and Light Repair	P	P		
Auto Parking Lot or Garage	P	P		
Auto Repair, Major and Minor	P	P		
Auto Sales and Rental	P	P		
Auto Washing Establishment	P	P		
Bank and Financial Institutions	P	P		
Bar (Tavern, Lounge, Cabarets, Casino)	P	P		
Building Materials	P			
Bus Terminals	P	P		
Casino	P	P		
Child Care Facilities	P	P		
Church/Place of Worship	P	P		
Civic Use	P	P		
Community Centers	P	P		

DESCRIPTION	M-1	M-2		
Condominium, Business – 2 units or More	P	P		
Construction Contractors	P	P		
Contractors Yard	P	P		
Convenience Use	P	P		
Convenience Use – Food Drive-Thru	P	P		
Day Care Centers or Group	P	P		
Drive-in Business	P	P		
Essential Services I and II	P	P		
Extended Stay Lodging (Hotel and Motel)	P	P		
Extractive Industries	C	P		
Farmers Market	P	P		
Fences	A	A		
Food Processing Establishment	P	P		
Food Wholesale With Retail	P	P		
Freight Forwarding	P	P		
Funeral Home (Mortuary)	P	P		
Garage, Parking, Private	P	P		
Garage, Public	P	P		
Golf Course	P	P		
Greenhouse, Commercial	P	P		
Hazardous Use	C	C		
Health Exercise Facilities	P	P		
Heliport	C	C		
Hospitals	P	-		
Hotel or Motel	P	P		
Industry, Heavy	C	P		
Industry, Light	P	P		
Institutional Use	P	P		
Junkyard or Salvage Yard	C	C		
Large Animal Services	P	P		
Large Vehicle, Boat, RV Repair	P	P		
Laundry and Dry Cleaning, Retail	P	P		
Light Good Repairs	P	P		
Lodging Home/Boarding	P	P		
Manufacturing	-	P		
Manufacturing or Industrial	-	P		
Manufacturing, Light	P	P		
Medical Offices and Clinics	P	P		
Mini-Warehouses	P	P		
Nursery, Retail	P	P		
Nursery, Wholesale	P	P		
Offices	P	P		
Other Building and Structures Accessory to Permitted Use	A	A		
Outside Storage	P	P		

DESCRIPTION	M-1	M-2		
Park	P	P		
Parking Area – Private	P	P		
Pathway/Trails	P	P		
Personal Convenience Services	C	C		
Radio Broadcasting Station	P	P		
Recreational Vehicle Park/Campsites	P	P		
Recreational Facilities and Parks/Campsites	P	P		
Recycling Collection Point	P	P		
Recycling Plant	-	P		
Recycling Processing Center	-	P		
Refuse and Recycling Centers	A	A		
Residence Use Accessory to Operation of Principal Use	A	A		
Restaurants, Alcohol on Premises	P	P		
Restaurants, No Alcohol	P	P		
Restaurant – No Drive-in	P	P		
Retail Establishments Other Than Principal Use in District	C	C		
Retail Food Establishment	P	P		
Retail Food Establishment – Mobile	P	P		
Retail Sale of Food Produced On Site or Warehoused	P	P		
Retail, Large Sale	P	P		
Retail Sales	P	P		
Retail, Sales, Outdoors	P	P		
Retail, Small Sale	P	P		
Retail Warehouse Outlet	P	P		
Salvage, Junk Vehicles	-	C		
Schools, Trade and Technical	P	P		
Services	P	P		
Signs, Paint and Neon	P	P		
Solid Waste Transfer Stations	C	C		
Stable, Commercial	P	P		
Stable, Private	P	P		
Technology Research	P	P		
Telecommunications/Wireless	P	P		
Temporary Building and Yards Incidental to Construction Work	A	A		
Trade and Vocational Schools	P	P		
Training Center for Employees	A/P	A/P		
Trash Enclosures	A	A		
Truck, Bus or Rail Terminal	P	P		
Veterinary Clinics/Hospitals	P	P		
Warehouse	P	P		
Warehousing, Self	P	P		
Wireless Towers and Facilities	P	P		

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