

City of Marysville

M-1 Light Industrial District



The attachments are in draft form and have not been codified. These are sections of the Zoning Ordinance which are part of the City's overall Municipal Code. Other development standards and provisions may apply to your particular interests. Please contact the Marysville Planning Department for any clarifications to these Code sections and for further information on the overall Municipal Code.

Chapter 18.38

M-1 LIGHT INDUSTRIAL DISTRICT

Sections:

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Section 18.38.010 **Applicability.**

This district classification is intended to be applied where heavy commercial, light industrial and warehousing facilities are necessary for public service and convenience. The following specific regulations and general rules set forth in Chapter 18.84 apply in all M-1 districts. (Ord. 946 § 2 (part), 1981).

Section 18.38.020 **Permitted uses.**

Land may be used within the M-1 district for general uses as provided in the industrial use table, Section 18.34.030 of this code. (Ord. 946 § 2 (part), 1981).

Section 18.38.030 **Uses permitted with use permit.**

The following uses are permitted in the M-1 district subject to the issuance of a conditional use permit by the planning commission:

- (a) Those uses indicated in the industrial use table, Section 18.34.030, as requiring a use permit;
- (b) All dwellings, as defined in Section 18.04.130. (Ord. 1149 § 66, 1992; Ord. 1112 § 58, 1991; Ord. 946 § 2 (part), 1981).

Section 18.38.040 **Lot area.**

There are no lot area requirements in the M-1 district. (Ord. 946 § 2 (part), 1981).

Section 18.38.050 **Lot width.**

There are no lot width requirements in the M-1 district. (Ord. 946 § 2 (part), 1981).

Section 18.38.060 **Yards.**

No building or structure nor the enlargement of any building or structure shall be hereafter erected in the M-1 district unless the following yards are provided:

(a) Front Yard. There is no front yard size requirement in the M-1 district except that a fifteen-foot front yard for a distance of twenty-five feet from an R district boundary shall be required adjacent to an R district.

(b) Side Yard. There is no side yard requirement in the M-1 district except that a five-foot side yard shall be required adjacent to an R district. Where a side yard abuts an R district, a solid masonry wall not less than five feet nor more than six feet shall be constructed adjacent to said line, except that no wall shall exceed three feet in height where it abuts adjoining R district property within its required front yard or side yard of a corner lot.

(c) Rear Yard. The rear yard shall be twelve feet where accessible from a street, alley or parking lot for loading purposes or five feet where rear yard is adjacent to an R district. Where a rear yard abuts an R district, a solid masonry wall not less than five feet or more than six feet shall be constructed adjacent to said line. Otherwise, there is no rear yard requirement in the M-1 district. The building may project over the rear yard area providing fourteen feet clear vertical distance from ground level is maintained and the yard is not adjacent to an R district. (Ord. 946 § 2 (part), 1981).

Section 18.38.070 Height regulations.

Building height limit in the M-1 district shall be two and one-half stories but not to exceed thirty-five feet. (Ord. 946 § 2 (part), 1981).

Section 18.38.080 Building coverage.

There are no building coverage requirements in the M-1 district. (Ord. 946 § 2 (part), 1981).

Section 18.38.090 Parking.

Parking requirements for uses permitted in the M-1 district are set forth in Chapter 18.60. (Ord. 946 § 2 (part), 1981).

Section 18.38.100 Outside storage.

All outside storage areas in the M-1 district must be screened with solid fence no less than six feet or greater than eight feet in height, with the following exceptions: new or used automobile, boat, or trailer sales. (Ord. 974 § 10, 1982; Ord. 946 § 2 (part), 1981).

Chapter 18.34

INDUSTRIAL USE TABLE

Sections:

- 18.34.010 Purpose.**
- 18.34.020 Permitted uses in industrial districts.**
- 18.34.030 Industrial use table.**

Section 18.34.010 Purpose.

The purpose of the industrial use table is to designate the uses permitted within each of the following zones:

- (a) M-L limited manufacturing;
- (b) M-1 light industrial district;
- (c) M-2 general industrial district. (Ord. 946 § 2 (part), 1981).

Section 18.34.020 Permitted uses in industrial districts.

With regard to the table set out in Section 18.34.030, an (X) indicates that the described use is permitted in the zone represented by the symbol appearing at the top of the column. An (O) indicates that the described use is permitted in the zone provided a use permit has been granted by the planning commission. If a use is not listed in the table, the planning commission or their designee, upon written request, shall determine whether or not the use is similar in character to a described use for the purposes of applying zone district regulations and special conditions. If a use is not similar to uses in the industrial use table, it will be allowed only with a use permit. (Ord. 1149 § 62, 1992; Ord. 1112 § 55, 1991; Ord. 946 § 2 (part), 1981).

Section 18.34.030 Industrial use table.

Zoning District (Use, Service or Facility)		ML	M-1	M-2
1.	Airport	--	O	O
2.	Apartment, hotel	O	O	O
3.	Apartment; multiple-family dwelling	O	O	O
4.	Apparel and accessory stores	-	X	X
5.	Assembly of prev. mfd. electronic and plastic products	X	X	X
6.	Auto; sales, rental, service, or parts	X	X	X
7.	Auto; painting, reconditioning, overhauling, upholstery	-	X	X
8.	Automobile service stations	X ¹	X ¹	X
9.	Auto tire shop	-	X ¹	X ¹

Zoning District (Use, Service or Facility)		ML	M-1	M-2
10.	Bakery, wholesale	X	X	X
11.	Bank, savings and loan, finance or credit agency	X	X	X
12.	Bar-tavern	–	X	X
13.	Beverage bottling plant	–	X	X
14.	Boat; sale, rental, minor service, parts	–	X	X
15.	Boat, building and major repair	–	X ²	X ²
16.	Book binding, printing, lithography	X	X	X
17.	Bottled gas; sale and related storage	–	O	O
18.	Bowling alley	–	X	X
19.	Building contractors' office and storage yard	–	X	X
20.	Building material and garden supplies; retail	–	X	X
21.	Building material and supplies; wholesale	–	X	X
22.	Bus depot	–	O	O
23.	Business college	X	X	O
24.	Butcher; wholesale, excluding slaughterhouse	–	X	X
25.	Cabinet shop	–	X	X
26.	Café-Restaurant	–	X	X
27.	Camper body; sale, rental and service	X	X	X
28.	Camper body manufacturing	–	X	X
29.	Carnival	–	O	O
30.	Casting foundry	–	–	X
31.	Church	–	X	X
32.	Circus	–	O	O
33.	Cold storage-frozen food locker	–	X	X
34.	Community Care Facility	O	O	O
35.	Concrete batching plants	–	–	X
36.	Disinfecting-fumigating service	–	X	X
37.	Draying or freight yard	–	X	X
38.	Data processing and computer operations	X	X	X

Zoning District (Use, Service or Facility)		ML	M-1	M-2
39.	Drive Through Facility	O	O	O
40.	Dancehall, Ballroom, Night Clubs	O	O	O
41.	Egg processing facility	–	X	X
42.	Emergency Shelter and Transitional Housing	O ²	O ²	O ²
43.	Equipment rental agency	–	X	X
44.	Feed or fuel yard	–	–	X
45.	Furniture, home furnishing, appliance stores	–	X	X
46.	Gardening-landscaping; service yard and workshop	–	X	X
47.	Garment manufacturing	–	X	X
48.	General merchandise; retail	–	X	X
49.	Government offices	O	O	O
50.	Group care facility	O	O	O
51.	Hay, seed, and grain store	–	X	X
52.	Homes for aged, mentally retarded or physically handicapped	O	O	O
53.	Hospital	–	O	O
54.	Ice manufacturing plant	--	X	X
55.	Junkyard	–	–	X
56.	Kennel	--	O	O
57.	Laboratory	X	X	X
58.	Machine shops (blacksmith, electric motor rebuilding)	–	O	X
59.	Manufacturing, compounding, processing, packaging or treatment of such products as: (a) Bakery goods (b) Candy (c) Cosmetics (d) Dairy products (e) Drugs (f) Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast, and the rendering of fats and oils) (g) Fruit and vegetable packing only	–	X	X

Zoning District (Use, Service or Facility)		ML	M-1	M-2
60.	<p>Manufacturing, compounding, assembly or treatment of articles or merchandise from such previously prepared materials as:</p> <ul style="list-style-type: none"> (a) Canvas (b) Cloth (c) Feathers (d) Fiber (e) Fur (f) Hair (g) Glass (h) Lather (i) Paper, no milling (j) Precious or semiprecious stones or metals (k) Plaster (l) Plastic (m) Textiles (n) Wood (o) Yarns 	O	X	X
61.	<p>Manufacturing and fabrication uses:</p> <ul style="list-style-type: none"> (a) Alcohol, industrial or grain manufacture (b) Ammonia, bleaching powder or chlorine manufacture (c) Asphalt manufacturing refining (d) Boiler works (e) Brick, adobe, tile, terra cotta, or concrete products (f) Chemical manufacture and cold storage (g) Concrete or cement products (h) Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture (i) Paper and pulp manufacture (j) Planing and saw mills (k) Plastic manufacture (l) Railroad repair shops (m) Rolling mills (n) Soap manufacture (o) Sodium compound manufacture (p) Tar distillation or tar products manufacture (q) Electric or neon sign manufacture (r) Acid manufacture (s) Cement, lime, gypsum, or plaster of Paris (t) Fertilizer manufacture (u) Gas manufacture (v) Glue manufacture (w) Acetylene gas manufacture (x) Pipe 	–	–	X
62.	Manufacturing of food products, including fish and mead products, sauerkraut, wine, vinegar, yeast and the rendering of fat and oils	–	O	O
63.	Mining and excavating uses	–	O	O

Zoning District (Use, Service or Facility)		ML	M-1	M-2
64.	Motel	O	O	O
65.	Mini Storage	O ²	O ²	O ²
66.	Motorcycles; sales, service and repair	–	X	X
67.	Movie theatre	–	X	X
68.	Moving and storage service	–	X ¹	X ¹
69.	Office, business and professional	X	X	X
70.	Ornamental rock sales and storage	–	X	X
71.	Parking lots and garages	X	X	X
72.	Pest control service	–	X	X
73.	Petroleum bulk storage	–	O	O
74.	Plumbing shop and storage yard	–	X	X
75.	Processing assembly uses: (a) Wool pulling or scouring (b) Petroleum products manufacture (c) Creameries (d) Carpet and rug cleaning plants (e) Laundries, cleaning and dyeing plants (f) Tire retreading, recapping, rebuilding	–	O	X
76.	Public building	X	X	X
77.	Public utility facility	X	X	X
78.	Recreation facility, outdoor	O	X	X
79.	Research institutes	X	X	X
80.	Residence of caretaker, proprietor, or owner of permitted use	X	X	X
81.	Retail stores	–	X	X
82.	Sanitary landfill and transfer station	–	–	O
83.	Schools, including vocational, specialty, trade, hobby, boxing	O	O	O
84.	Sheetmetal shop	–	O	X
85.	Telegraph office	X	X	X
86.	Travel trailer-mobilehome; manufacture	–	X	X
87.	Travel trailer-mobilehome; sale, rental, service or storage	–	X	X
88.	Truck; sale, rental, storage, service or repair	–	X	X
89.	Truck terminal	–	X	X

Zoning District (Use, Service or Facility)		ML	M-1	M-2
90.	Utility trailer; rental, storage, or service	–	X	X
91.	Veterinary hospital	–	X	X
92.	Welding shop	–	X	X
93.	Wholesale distributor's service facility	–	X	X
94.	Wholesale store	–	X	X
95.	Wrecked automobile storage	–	O ²	O ²
96.	Wrecking yard	–	X ²	--

1. Use permit required in the Central Business District.
2. Not allowed in the Central Business District.

(X) Permitted Use
(O) Use Permit Required
(--) Prohibited Use