Chapter 18.40

LIGHT INDUSTRIAL ZONE M-L

Sections:
18.40.010 Uses permitted outright.
18.40.020 Conditional uses permitted.
18.40.030 Limitations on use.
18.40.040 Signs.
18.40.050 Yards.
18.40.060 Height of buildings.

18.40.010 Uses permitted outright.
In an M-L zone, subject to the limitations provided herein, uses permitted outright include wholesale supply, utility operations and facilities, warehousing, compounding, packaging, processing, repairing, fabricating, marshalling, shipping, light manufacturing, and servicing of materials, equipment, supplies and other personal property, and other compatible uses having similar impacts on traffic and surrounding or adjoining properties. (Ord. 1952 § 1(4), 2006)

18.40.020 Conditional uses permitted.
In an M-L zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Chapter 18.60 NBCC:
(1) Governmental structure or use.
(2) A use permitted outright in the C-G zone.
(3) Improvement of an existing dwelling requiring a building permit.
(4) Areas for the accommodation of recreational vehicles and/or trailers, commonly known as RV parks or travel parks. (Ord. 1952 § 1(4), 2006)

18.40.030 Limitations on use.
In an M-L zone, the following conditions and limitations shall apply:
(1) Any use which creates a nuisance because of noise, smoke, odor, dust or gas is prohibited.
(2) Materials shall be stored and grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.
(3) All service, processing and storage on property abutting or facing a residential zone shall be wholly within an enclosed building or screened from view from the residential zone by a permanently maintained, sight-obscuring fence at least six feet high.
(4) Points of access from a public street to properties in an M-L zone shall be so located as to minimize traffic congestion and avoid directing traffic onto residential streets.
(5) Building entrances or other openings adjacent to or across the street from a residential zone shall be prohibited if they cause glare, excessive noise or otherwise adversely affect residential uses. (Ord. 1952 § 1(4), 2006)

18.40.040 Signs.
See Chapter 18.70 NBCC, Signs. (Ord. 1952 § 1(4), 2006)

18.40.050 Yards.
In an M-L zone, on the side or rear of a lot abutting a residential zone, a yard shall be at least 20 feet. (Ord. 1952 § 1(4), 2006)

18.40.060 Height of buildings.
In an M-L zone, no structure shall exceed a height of 45 feet, except that within 150 feet of a residential zone no structure shall exceed a height of 35 feet. (Ord. 1952 § 1(4), 2006)