

ARTICLE 11 HEAVY COMMERCIAL LIMITED INDUSTRIAL (C-M)

11.00 PERMITTED USES

In a C-M Zone only the following uses are permitted as are hereinafter specifically provide and allowed, subject to the provisions of Article 15, commencing at Section 15.0 relating to off-street parking and loading requirements.

1. Any use permitted in the C-1 and C-2 zones.
2. Assembly of electrical appliances such as:
 - a. Electronic instruments and devices.
 - b. Radio, phonographs and televisions, including manufacture of small parts, such as coils.
 - c. Electric motor repair, including the winding of armatures and field coils.
3. Machine shops.
4. Building material and contractors storage yards.
5. Car laundry, using assembly line type process and other specialty processing service, also auto-steam cleaning.
6. Carpet cleaning plants.
7. Ceramic products manufacturing using only previously pulverized clay and kilns fired only by electricity or low pressure gas.
8. Frozen Food Lockers.
9. Wholesale cleaning, laundry and dyeing plants.
10. Hatcheries.
11. Laboratories; experimental, testing.
12. Lumber yards, (no planing mills and burners).
13. Plumbing shops, supply yards.
14. Truck repairing.
15. Wholesale businesses, storage buildings and warehouses.
16. Churches in accordance with Article 18A.
17. Such uses as are substantially comparable to the foregoing uses, and which in the opinion of the Planning Commission, by resolution duly adopted, are entitled to be classified under this Section.

11.01 LIMITATIONS ON PERMITTED USE IN C-M ZONE

Every use permitted shall be subject to the following conditions and limitations:

1. When an industrial area fronts or sides upon a thoroughfare, the opposite side of which is classified for "R" purposes, there shall be maintained a building line setback of ten percent of the average depth of lots in each block of such industrial area, provided such setback shall not be less than ten feet nor exceed fifty feet in depth. A minimum strip of landscaping, approved by the Planning Commission shall be maintained along all frontage of the setback area. In addition thereto, the following uses may be permitted:
 - a. Landscaping.
 - b. Motor vehicle parking (only if surfaced in such manner as to eliminate dust or mud).
 - c. Driveways (only if surfaced in such manner as to eliminate dust or mud).
 - d. An ornamental open type fence not over eight feet in height made of material such as woven wire, wood, welded wire, chain link or wrought iron.
2. All uses shall be conducted wholly within a completely enclosed building except outdoor storage or display incidental to a permitted use or conditional use shall be permitted only if screened by a solid masonry wall not less than six (6) ft. in height.

In no case shall the material to be stored or displayed exceed the height of the wall. Uses that are customarily conducted in the open, such as drive-in restaurants, gas stations, and horticultural nurseries may be permitted provided a site plan has been approved by the Planning Director.

3. All operations conducted on the premises shall not be objectionable in the opinion of the Planning Commission, by reason of noise, odor, dust, mud, smoke, vibration or other similar causes.

11.02 HEIGHT

The height of any building under this classification shall not exceed sixty (60) feet, except as is otherwise provided in Section 23.40 of Article 23.

11.03 FRONT YARD

Requirements same as for C-1 Zone, Article 9, Section 9.03 (1)

11.04 **SIDE YARD**
Requirements same as for C-1 Zone, Article 9, Section 9.03 (2)
REAR YARD
Same as in C-1 Zone

11.05 **BUILDINGS, PLACEMENT**

Requirements same as for C-1 Zone

11.06 **AREA REQUIREMENT**
Same as for C-1 Zone, Article 9, Section 9.04.

ORDINANCE NO. 431, ADOPTED 10-11-66, ORDINANCE NO. 447, ADOPTED 06-13-67
ORDINANCE NO. 523, ADOPTED 10-19-71, ORDINANCE NO. 723, ADOPTED 05-04-82
ORDINANCE NO. 737, ADOPTED 11-16-82, ORDINANCE NO. 753, ADOPTED 06-21-83