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M58 HIGH IMPACT INDUSTRIAL USE REGULATIONS

2580 INTENT.

The provisions of Section 2580 through Section 2589, inclusive, shall be known as the M58 High Impact Industrial Use Regulations. The M58 Use Regulations are intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. Typically, the M58 Use Regulations would be applied at locations where large land acreages were available and where the impacts associated with unsightliness, noise, odor, and traffic, and the hazards associated with certain industrial uses, would not impact on residential or commercial areas. Various applications of the M58 Use Regulations with appropriate development designators can create major heavy industrial centers or an area for a single, large industrial use.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2582 PERMITTED USES.

The following use types are permitted by the M58 Use Regulations:

a. Civic Use Types.

Ambulance Services  
Community Recreation  
Emergency Shelters (see Section 6911)  
Essential Services  
Fire Protection Services (see Section 6905)  
Law Enforcement Services  
Minor Impact Utilities  
Parking Services  
Postal Services

b. Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales (all types)  
Animal Sales and Services: Veterinary, Large Animals  
Automotive and Equipment: Cleaning  
Automotive and Equipment: Fleet Storage  
Automotive and Equipment: Parking  
Automotive and Equipment: Repairs, Heavy Equipment  
Automotive and Equipment: Light Equipment  
Automotive and Equipment: Sales/Rentals, Farm Equipment  
Automotive and Equipment: Sales/Rentals, Heavy Equipment  
Automotive and Equipment: Sales/Rentals, Light Equipment  
Automotive and Equipment: Storage, Recreational Vehicles and Boats  
Building Maintenance Services  
Business Equipment Sales and Services  
Business Support Services  
Communications Services  
Construction Sales and Services (See Section 6300)  
Gasoline Sales

Laundry Services  
 Participant Sports and Recreation: Indoor  
 Recycling Processing Facilities, Wood and Green Materials  
 Research Services  
 Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)  
 Tree Crops  
 Row and Field Crops  
 Packing and Processing (all types)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
 (Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)  
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
 (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2583 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M58 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"  
 Agricultural Services "14"  
 Automotive and Equipment: Storage, Nonoperating Vehicles "9"  
 Eating and Drinking Establishments "21"  
 Food and Beverage Retail Sales "10"  
 Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Light or Heavy "3"  
 Wholesaling, Storage and Distribution: Heavy "14"  
 Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

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(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)  
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)  
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2584 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M58 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2585 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M58 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Child Care Center  
Civic, Fraternal or Religious Assembly  
Clinic Services  
Cultural Exhibits and Library Services  
Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Stockyard  
Explosive Storage (see Section 6904)  
Funeral and Interment Services: Cremating  
Participant Sports and Recreation: Outdoor  
Scrap Operations (see Section 6300)  
Swap Meets

c. Industrial Use Types.

Heavy Industrial (see Section 6300)

d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)

e. Extractive Use Types.

Mining and Processing  
Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)  
(Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)  
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)