

Chapter 18.300
M-1 INDUSTRIAL PARK DISTRICT and
MP-1 PLANNED INDUSTRIAL PARK DISTRICT

Sections:

- 18.300.010 Statement of intent
- 18.300.020 Permitted uses
- 18.300.030 Height and area regulations
- 18.300.040 Parking and loading regulations
- 18.300.050 Development and performance standards

18.300.010 Statement of intent

The zoning of property as M-1, Industrial Park District, or MP-1, Planned Industrial Park District, is intended to provide for light industrial uses, ideally in an industrial park setting. These districts are primarily intended to serve businesses engaged in light manufacturing and related uses, with limited retail and service uses permitted as well.

(History: Ord. ZRR-1725; ZRR-1635)

18.300.020 Permitted uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered, except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.300.050:

- A. Manufacturing, processing, fabricating or assembling of any commodity except junk or salvage.
- B. Warehousing, wholesaling or storage of any commodity except junk or salvage.
- C. Commercial pick-up and delivery services.
- D. Laboratories.
- E. Public and private utility facilities, and governmental maintenance facilities, including the storage and maintenance of motor vehicles and equipment.
- F. Printing and publishing.
- G. Appliance repair centers.
- H. Retail sales of commodities manufactured, processed, fabricated, assembled, warehoused or stored on the premises.
- I. Commercial bakeries.
- J. Administrative offices associated with another permitted use.
- K. Restaurants and automatic food and beverage vending machines.

Chapter 18.300

- L. Dry cleaning and laundries.
- M. Pest control services.
- N. Accessory uses as provided in Chapter 18.390.
- O. Communication towers and communication antennas mounted on existing structures.
- P. Utility structures, subject to the requirements outlined in Section 18.250.050(H).
- Q. Wind turbine, roof-mounted wind turbine(s), and wind turbines mounted on parking lot light poles.
- R. Lawn care companies.
(History: Ord. ZRR-2914 §1, 2011; ZRR-2836 §12, 2010; ZRR-2262 §12, 2001; ZRR-2004 §7, 96; ZRR-1923 §1, 95; ZRR-1725; ZRR-1637; ZRR-889 §18.30; ZRR-772; ZRR-412)

18.300.030 Height and area regulations

The maximum height of buildings and structures and the minimum dimensions of lots and yards shall be as follows, except as otherwise provided in Chapter 18.420:

- A. Maximum height:
 - 1. Buildings -- 35 feet.
 - 2. Structures other than buildings -- 100 feet, provided such structure is set back from all property lines a distance equal to or greater than its height.
- B. Minimum front yard -- 50 feet.
- C. Minimum side yards:
 - 1. The total of the side yards shall be not less than 40 feet, except that no side yard shall be less than 10 feet.
 - 2. Side yards abutting a street or residentially zoned property shall be not less than 20 feet.
- D. Minimum rear yard -- 15 feet.
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.30)

18.300.040 Parking and loading regulations

- A. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors and others who may spend time at the establishment during working hours. The number of such parking spaces shall be determined at the time of site plan or preliminary development plan approval, but in no event shall there be less than 2.5 spaces for each 1,000 square feet of total floor area or portion thereof shown on the plan. A

portion of such parking may, in the discretion of the Planning Commission or Governing Body, be deferred at the time of site plan or preliminary development plan approval.

- B. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way.
- C. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way.
- D. See Chapter 18.430 for additional requirements.
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.30)

18.300.050 Development and performance standards

- A. All operations shall be conducted within a fully enclosed building.
- B. All storage of materials, products or equipment shall be within a fully enclosed building or in an open yard screened such that the materials, products or equipment are not visible at eye level from adjacent property.
- C. Areas devoted to retail sales shall not exceed ten percent (10%) of the gross floor area of the main use, and in no event shall the total of such areas exceed 5,000 square feet.
- D. No use shall be permitted or so operated as to produce or emit from a vent, stack, chimney or combustion process any smoke darker than Ringlemann No. 1, except that smoke darker than Ringlemann No. 2 is permissible for a duration of not more than four minutes during any 8-hour period if the source of such emission is not located within 250 feet of residentially zoned property.
- E. No use may generate any ground-transmitted vibration in excess of .10 inches per second at the property line or in excess of .02 inches per second measured at any residential property line. These values may be multiplied by two (2) for impact vibrations, i.e., discrete vibration pulsations not exceeding one (1) second in duration and having a pause of at least one (1) second between pulses.
- F. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or from high-temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on a public street shall not exceed one (1) foot-candle (meter reading) as measured from the center line of the street. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed 0.5 foot-candles (meter reading) as measured from said property line.

Chapter 18.300

- G. No heat from furnace processing equipment or other device shall be sensed at the lot line or property line to the extent of raising the temperature of air or materials more than five (5) degrees Fahrenheit.
- H. No emission of air contaminants from any source within the boundaries of any lot or tract shall exceed emission rates established by the Kansas Secretary of Health and Environment pursuant to K.S.A. 65-3001 et seq., or amendments thereto, and any administrative regulations adopted thereunder.
- I. No odor shall be permitted at any lot line or property line exceeding the lowest amount set forth in Table III (Odor Thresholds) of Chapter 5, "Physiological Effects," of the Air Pollution Abatement Manual of the Manufacturing Chemists Association, according to the latest edition of such table for the compounds described therein. For compounds not described in Table III, odor thresholds may be established by methods indicated in Chapter 5 of the manual, and no odor shall be permitted at any lot line or property line exceeding the amount determined by the application of such methods.
- J. No activity shall be permitted that creates any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or which otherwise causes, creates, or contributes to the interference with electronic signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.
- K. No loading dock shall be permitted to face any street unless a screening plan therefor is approved as part of final plan approval.
- L. Prior to issuance of any building permit, site plan approval shall be obtained as provided for in Chapter 18.140.
- M. Communication towers are permitted a maximum height of 100 feet. An additional 50 feet of height to accommodate co-location may be approved administratively by the Director of Planning and Development Services if the applicant submits information to the Director's satisfaction certifying the capacity of the tower for two (2) additional providers and a letter from the developer indicating their intent to share space. A lightning rod, not to exceed 10 feet, shall not be included within the height limitations. In addition, the communication tower shall be subject to the performance standards outlined in Section 18.395.070 B-O. Communication antennas locating on existing buildings shall be subject to the performance standards set out in Section 18.250.050 H.

- N. A ground-mounted wind turbine is permitted to a maximum height of 100 feet, measured from average grade at the tower base to the highest point of the wind turbine structure, including blades, if applicable. A lightning rod, not to exceed 10 feet, shall not be included within the height limitations. In addition, a ground- or roof-mounted wind turbine shall be subject to the performance standards outlined in Section 18.370.040 U. Wind turbines mounted on parking lot light poles shall be subject to the performance standards set out in Section 18.250.050 K.

(History: Ord. ZRR-2836 §13, 2010; ZRR-2795 §5, 2009; ZRR-2285 §14, 2001; ZRR-2004 §8, 96; ZRR-1725; ZRR-1635; ZRR-889 §18.30)

[Next Page is 18-2200]