

**Sec. 29-22. "M-1" Light Manufacturing District.**

(a) *Purpose.* The purpose of this district is to provide for light industrial uses and those commercial uses requiring outside storage and display. The regulations are designed to provide for a mixture of heavy commercial and light industrial or manufacturing uses with proper standards to encourage attractive working areas for citizens.

(b) *General provisions.*

(1) All uses in this district shall be of a commercial, light manufacturing or light industrial type.

(2) Outside display and/or storage shall be permitted; however, when proposed development in this district is located adjacent to any commercially or residentially zoned district, on each side or to the rear, even if separated by an alley, all outside storage of materials shall be screened by a six-foot solid screening fence of wood or masonry construction or an equivalent landscape screen. Said screen shall be permanently maintained. This section shall not be interpreted so as to limit the outside display of manufactured products and/or equipment ready for sale.

(3) No residential use shall be permitted in this district.

(4) No use shall otherwise be permitted which is or would reasonably be injurious to the neighborhood residents or which would interfere with the reasonable use and enjoyment of their property by reason of the emission of dust, smoke, odor, glare, noise, vibration, trash, junk, water spray, or by reason of any condition which would amount to a public nuisance at common law.

(5) When proposed development in this district is adjacent to any residentially zoned district, on either side or to the rear, even if separated by a street or alley, a six-foot solid screening fence of wood or masonry construction shall be installed and permanently maintained on the development lot along the adjacent property line, except that when, in the opinion of the planning commission, all or portions of such fence does not serve the public interest, this provision shall not apply. A solid wall of a building, when permitted to be located on the property line, shall constitute adequate screening.

(c) *Permitted uses..*

(1) Any use conditionally or unconditionally permitted in the "C-4" District.

(2) Aluminum products, fabrication of.

(3) Armature winding.

(4) Bakery--Commercial.

(5) Blacksmithing or horseshoeing.

(6) Bottling works.

(7) Broom manufacturing.

(8) Building materials, storage.

(9) Bus terminal, maintenance shop.

- (10) Cabinet or carpentry shop.
- (11) Candle manufacturing.
- (12) Carpet cleaning.
- (13) Cheese manufacturing.
- (14) Clothing manufacturing.
- (15) Cold storage plant.
- (16) Commercial schools, including mechanical and trade.
- (17) Contractor plant or storage yard.
- (18) Creamery and dairy products manufacturing.
- (19) Egg storage, candling or processing plant.
- (20) Electronic components assembly.
- (21) Feed store.
- (22) Fruit and vegetable canning or preserving manufacture--not otherwise classified.
- (23) Glassblowing.
- (24) Ice cream manufacturing.
- (25) Ice manufacturing and bulk dry ice storage.
- (26) Insulation applicator.
- (27) Irrigation sales and services, including pumps and equipment.
- (28) Laboratory, physical testing.
- (29) Lumber yard.
- (30) Machine shop.
- (31) Mattress manufacture or renovation.
- (32) Meat processing plant, with no slaughter.
- (33) Mini-warehouses.
- (34) Mobile home manufacturing.

- (35) Mobile home storage.
- (36) Monument manufacture.
- (37) Moving, storage, packing, manufacturing and crating of household goods.
- (38) Ornamental iron works.
- (39) Paper box and paper products manufacture.
- (40) Pharmaceutical manufacture.
- (41) Planning mill.
- (42) Plumbing, heating, refrigeration, or air-conditioning business.
- (43) Prefabricated or ready-built house or portable building manufacturing and sales.
- (44) Printing plant and/or newspaper.
- (45) Produce market.
- (46) Pump sales and service.
- (47) Roofing contractor's shop.
- (48) Sash and door manufacture.
- (49) Sheet metal workshop.
- (50) Sign shop.
- (51) Spray painting.
- (51a) Stack lot.
- (52) Store fixture manufacturing.
- (53) Tire recapping and vulcanizing.
- (54) Trailer or camper manufacture.
- (55) Truck or railway freight terminal depot or station.
- (56) Truck and bus terminal maintenance or storage shops.
- (57) Truck stop.
- (58) Warehouse.

(59) Welding equipment and supplies (acetylene).

(60) Welding shop.

(61) Antennas, towers or alternative tower structures other than a radio, television or microwave broadcasting or transmission facilities approved by the planning department pursuant to the standards of administrative review provided by section 29-30(b)(8) herein. However, antennas or towers located on property owned by a federal, state or local government entity shall be exempt from the requirements of this chapter, provided a license, contract or lease authorizing such antenna or tower has been approved by the governing authority of the applicable governmental entity.

(d) *Conditional uses.* The following uses may be permitted subject to approval by the zoning board of adjustment in the manner specified in section 25 [29-48].

(1) Reserved.

(2) Auction sales. (No livestock.)

(3) Central power and lighting plant.

(4) Electroplating.

(5) Carnivals or circuses (subject to conditions of section 3-2 et seq., of this Code of Ordinances).

(e) *Specific use.* To provide limited flexibility for modern urban design, additional uses in this district are provided in the "specific use" section of this ordinance [chapter].

(f) *Yard requirements.*

(1) *Front yard.* The minimum front yard shall be ten (10) feet, or no less than the average setback established by the development on the adjacent lot or lots. The setback on vacant adjacent lots shall be ten (10) feet. This section shall not be construed so as to permit obstructions of any nature on corner lots within the visibility triangle as defined in section 27.2-6-9-2 [29-30(b) (6) (i) (2)].

(2) *Rear and side yard.* There shall be no rear or side yard requirement, except where the property is adjacent to any "R-1" or "R-2" zoned property, even if separated by an alley, the minimum side and rear yard shall be five (5) feet for any single-story structure and ten (10) feet for any two-story structure.

(3) *Projections into required yards.*

a. Cornices, eaves, sills, canopies, and chimneys may extend two (2) feet into any required yard. Bay windows are not permitted under this section.

b. Unenclosed fire escapes, stairways, and/or balconies, covered or uncovered, may extend four (4) feet into the required front or rear yard.

(g) *Lot width.* There shall be no minimum lot width.

(h) *Lot area.* There shall be no lot area requirements.

(i) *Lot coverage.* There shall be no lot coverage requirements.

(j) *Floor area ration.* There shall be no floor area ratio requirements.

(k) *Height limit.* There shall be no height limit, except when the property is adjacent to any "R-1" or "R-2" zoned property, even if separated by a street or alley, the maximum height shall be twenty-four (24) feet. Provided, however, that buildings may be erected to any height when the front, side and rear yards are increased two (2) additional feet for each foot such buildings exceed twenty-four (24) feet.

(1) *Structures permitted above height.* Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, silos, grain elevators, or similar structures may be erected above the height limits herein prescribed, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space.

(l) *Separation.* Any bar, cocktail lounge, private club, nightclub or teenage club shall be located a minimum of two hundred (200) feet from any residentially zoned property (this distance shall be measured in a direct line from the nearest wall of the structure in which the use is located to the nearest residential district line). No bar, lounge, private club, nightclub or teenage club shall be located within six hundred (600) feet of any established bar, lounge, private club, nightclub or teenage club. (This distance shall be measured in a direct line from front door to front door.)

(m) *Off-street parking.*

(1) *Off-street parking--Required.*

a. C-4 uses--These uses shall meet the requirements of the C-4 District.

b. Wholesale sales and/or services, display areas and offices--One space for each three hundred (300) square feet of gross floor area.

c. Warehousing and/or storage in conjunction with wholesale sales and/or services--One space for each two thousand (2,000) square feet of gross floor area.

d. Outside display areas--One space for each two thousand (2,000) square feet of gross display area.

e. Manufacturing uses--One space for each one hundred and seventy-five (175) square feet of gross floor area devoted to sales, service, display and/or offices, one space for each two thousand (2,000) square feet of gross floor area devoted to manufacturing plus one space for each two thousand (2,000) square feet of gross floor area devoted to storage and other uses.

f. Warehousing (storage only) and/or outside storage areas--One space for each five thousand (5,000) square feet of gross floor area or outside storage area.

g. Commercial schools--One space for each one hundred (100) square feet of gross floor area.

h. *Conditional uses*--The number of required spaces shall be set by the zoning board of adjustment, based on the requirements for that use or similar type uses in this or other districts.

(2) *Off-street parking--Provisions.*

a. Any lighting of drives or parking areas shall be so designed as not to cause any glare on any other residential or apartment zoned area in the vicinity.

b. Plans for the off-street parking areas shall be submitted to be checked and approved as to number of spaces, access, and ingress and egress by the city traffic engineer under the terms of this district and the city's driveway regulations.

c. Recreational vehicles and oversized recreational equipment or trailers may be stored on paved parking lots, but not in any landscaped area. In no event shall storage be allowed in the right-of-way or parkway.

1. No person shall occupy or use any recreational vehicle as living or sleeping quarters, except that recreational vehicles may be used as living or sleeping quarters for a non-Lubbock resident visiting under the provisions of subsection d., exception 2. below, for a maximum of fourteen (14) days on any given lot or parcel of land during a thirty-day period. No time period shall apply to recreational vehicles parked in accordance with subsection d., exception 3. below.

d. Exceptions. The following shall be exceptions to subsection c. above:

1. Any recreational vehicle, oversized recreational equipment or trailer parked by its owner who is a Lubbock resident on his lot while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five-day period.

2. The recreational vehicle of a non-Lubbock resident on the lot or parcel of a person he is visiting. However, the recreational vehicle shall only be allowed to be parked on the lot for a maximum of fourteen (14) days during a thirty-day period.

3. Recreational vehicles parked in a travel trailer park or on private parking lots of hospitals and/or clinics where parking of such vehicles is allowed.

(n) *Landscaping requirements.*

(1) The parking area shall be landscaped and permanently maintained or a six-foot, curb back sidewalk shall be installed. Any landscaping placed in the parkway must be in compliance with section 29-30(b)(6)i.3 of the zoning ordinance.

(2) All landscaped areas on the development tract and adjacent parkway shall have immediate availability of water (i.e., a water faucet) or an irrigation system, either system to be capable of sustaining plant materials. Irrigation systems shall meet acceptable industry standards. Parkway irrigation systems adjacent to public streets shall not spray onto adjacent streets or gutters.

(3) When seasonal conditions warrant, the building official may issue a temporary certificate of occupancy for sixty (60), ninety (90), or one hundred twenty (120) days pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.

(o) *Vision clearance.*

(1) *Front yards.* In a required front yard, no wall, fence or other structure shall be erected in any part of the required front yard that would be higher than a line extending from a point two and one-half (2 1/2) feet above the natural ground level at the front lot line to a point four and one-half (4 1/2) feet above the natural ground level at the depth of the required front yard.

(2) *Corner lots.* It shall be unlawful to set out, construct, maintain, or permit or cause to be set out, constructed, or maintained any tree, shrub, plant, sign, or structure, or any other view obstruction having a height greater than two (2) feet as measured from the top of the curb of the adjacent streets within the intersection visibility triangle. This restriction shall not apply to traffic control signs and signals, street signs, or utility poles placed within such area by authority of the City Council. Intersection visibility triangle shall mean a triangle sight area, at all intersections, which shall include that portion of public right-of-way and any corner lot within a triangle formed by a diagonal line extending through points on the two (2) property lines twenty-five (25) feet from the street corner intersection of the property lines (or that point of intersection of the property lines extended) and intersecting the curblines.

(3) *Parkways.* It shall be unlawful to set out, construct, maintain or permit to be maintained, set out or constructed any shrub or plant (excluding trees), sign or structure, or any other view obstruction having a height of greater than three (3) feet, as measured from the top of the curb of the adjacent street, in the parkway area. All trees with a trunk diameter greater than two (2) inches measured three (3) feet above ground level that are within any of the parkway area shall be trimmed so that no foliage is less than six (6) feet above the top of the curb of the adjacent street. No evergreen or coniferous species of tree shall be allowed in the parkway.

This section shall not apply to traffic control signs and signals, street signs, mail boxes which are less than two (2) feet long on each side which is perpendicular to the street, or utility poles placed within the parkway. No such tree, shrub or plant, sign or structure (including mailboxes) shall be allowed to interfere with the free passage of vehicles on the street or of pedestrians on the sidewalk or to obscure the view of motor vehicle operators of any traffic control device or street sign or otherwise create a traffic hazard.

(Ord. No. 7084, § 20, 6-26-75; Ord. No. 7671, §§ 4, 6, 6-8-78; Ord. No. 9014, § 2, 10-9-80; Ord. No. 8136, § 1, 2-12-81; Ord. No. 8464, § 3, 7-28-83; Ord. No. 8685, § 1, 11-8-84; Ord. No. 9055, §§ 7--9, 15, 20, 4-9-87; Ord. No. 9092, § 9, 8-13-87; Ord. No. 9507, § 7, 3-12-92; Ord. No. 9942, § 3, 10-10-96)