

## Differences between M-1 and M-2

Last Updated: June 9, 2009

### Adopted Zoning Code

#### Commercial Land Uses

Land Use	M-1	M-2
Convenience market or store	Allowed by right unless any within 500 feet of a residential parcel, or the market or store will be open after eleven p.m. and/or before six a.m., in which cases a special permit is required.	Not Allowed
Sidewalk café	Allowed subject to Plan Review	Not Allowed

#### Industrial/Agricultural Land Uses

Land Use	M-1	M-2
Cement/clay products	Entire business shall be conducted within a building. No outdoor storage or display of new and/or used merchandise is permitted in this zone.	Allowed by Right
Railroad yard or shops	Not Allowed	Allowed by Right

### Proposed Amendments to Zoning Code

*Italicized text* represents proposed amendments (Council hearing scheduled for July 28)

#### Commercial Land Uses

Land Use	M-1	M-2
Towing service and storage yard	<i>Special Permit Required.</i> Permitted as an incidental service in conjunction with an automobile retail sales or service station operation provided that, if a vehicle is towed to the subject site, it is for the purpose of repairs and adjustments to said vehicle.	Same requirements as under M-1, except no special permit required.

#### Industrial/Agricultural Land Uses

Land Use	M-1	M-2
Concrete batch plant	<i>Special Permit Required</i>	Allowed by Right
Dairy processing plant	<i>Special Permit Required</i>	Allowed by Right
Food processing plant	<i>Special Permit Required</i>	Allowed by Right
Planing mill	<i>Special Permit Required</i>	Allowed by Right
Public utility yard	<i>Special Permit Required</i>	Allowed by Right
Terminal yard—trucking	<i>Special Permit Required</i>	Allowed by Right
Truck and tractor repair	<i>Special Permit Required</i>	Allowed by Right