

§ 14-16-2-20 M-1 LIGHT MANUFACTURING ZONE.

This zone provides suitable sites for heavy commercial and light manufacturing uses.

(A) Permissive Uses.

- (1) Uses first listed as permissive and as regulated in the C-3 zone (§ 14-16-2-18(A)).
- (2) Uses permissive and as regulated in the IP zone.
- (3) Antenna, without limit as to height.
- (4) Automotive sales, rentals, service, repair, and storage, provided:
 - (a) The area meets all of the specifications for a parking lot as defined in this Zoning Code.
 - (b) Major automotive repair is conducted within a completely enclosed building.
- (5) Automobile dismantling, provided:
 - (a) All activities are conducted in a completely enclosed building or are enclosed by a solid wall or fence at least six feet high.
 - (b) Inoperative automobile bodies may be stacked to a height that does not exceed the height of the required wall.
- (6) Commercial agricultural activity and incidental structures. Animals permissive are cattle, horses, goats, and sheep, provided the number of head of cattle or horses does not exceed one for each 10,000 square feet of open lot area, or one sheep or goat for each 4,000 square feet of open lot area, or equivalent combination. Animals shall be so controlled that they cannot graze on any other premises. Animals under four months old are not counted.
- (7) Emergency shelter, provided that the standards of § 14-16-3-13 of this Zoning Code are met.
- (8) Manufacturing, assembling, treating, repairing, or rebuilding articles, except those conditional or otherwise limited in this zone or specifically listed as permissive or conditional in the M-2 zone, provided all manufacturing is conducted within a completely enclosed building.
- (9) Incidental uses within a building, most of which is occupied by offices, including news, cigar or candy stand, personal-service establishment and the like, provided:
 - (a) The use is intended primarily for the use of occupants of the building.
 - (b) The use is limited to a maximum of 10% of the total floor area.
- (10) Parking lot, as regulated in the O-1 zone.
- (11) Recycling bin as an accessory use on the site, as provided in § 14-16-3-15 of this Zoning Code.
- (12) Sign, off-premise, as provided in the C-2 zone and § 14-16-3-5 of this Zoning Code, except:

- (a) Size. Free-standing sign area of any one sign shall not exceed 672 square feet. An additional add-on sign area of 34 square feet is permitted.
- (b) Height.
 - 1. Sign height shall not exceed 29 feet except:
 - a. As provided in division 2. below; and
 - b. the height of an add-on sign may be up to but shall not exceed 34 feet.
 - 2. Within 150 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, the height of the highest point of the sign shall not exceed 29 feet, measured either from grade or from the elevation of the Interstate Highway at its closest point, except the height of an add-on sign may be up to but shall not exceed 34 feet, measured in the same way.
- (13) Sign, on-premise, as provided in the C-2 zone and in § 14-16-3-5 of this Zoning Code.
- (14) Storage structure or yard for equipment, material or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed, or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year, unless the time is extended by the Planning Director.
- (15) Trailer sales, rentals, service, repair, and storage, provided:
 - (a) Paving shall be maintained level and serviceable. The lot must be graded and surfaced with one of the following:
 - 1. Gravel: Two inches of compacted gravel (3/8 inch to one inch size) at least 1/2 inch of which shall be maintained on the surface; gravel shall be kept off of the right-of-way; or
 - 2. A hard surface superior to division 1. above.
 - (b) A fence or wall which prevents vehicles from extending beyond the property line shall be erected.
 - (c) A solid wall or fence at least six feet high shall be erected on sides which abut land, other than public right-of-way land, in a residential zone. However, if the wall or fence plus retaining wall would have an effective height of over eight feet on the residential side, the Zoning Hearing Examiner shall decide the required height; such decision shall be made by the same process and criteria required for a conditional use.
- (16) The following uses, provided all activities are conducted within a completely enclosed building and provided that noxious fumes, odors, or dust shall not be emitted from the premises:
 - (a) Blacksmith shop.
 - (b) Poultry or rabbit live storage or killing and dressing.

- (17) Uses which must be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which is maintained in a state of good repair and which must be solid when it faces or abuts land not zoned C-2, C-3, M-1, or M-2:
 - (a) Concrete or cement products manufacturing, batching plant, processing of stone.
 - (b) Gravel, sand, or dirt removal, stockpiling, processing, or distribution.
 - (c) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.

(B) Conditional Uses.

- (1) If so approved, the following uses may be conducted in an area not completely enclosed by a wall or fence:
 - (a) Air separation plant not otherwise allowed as a permissive use.
 - (b) Animal raising, other than those animals which are permissive in this section.
 - (c) Building material storage or sales.
 - (d) Concrete or cement products manufacturing, batching plant, processing of stone.
 - (e) Contractor's equipment storage, or contractor's plant.
 - (f) Feed or fuel storage or sales.
 - (g) Gravel, sand, or dirt removal activity, stockpiling, processing, or distribution.
 - (h) Rental, sales, display, and repair of operative contractor's and heavy farm equipment.
 - (i) Salvage yard for storage and sale of used material provided the yard is enclosed on all sides by a solid wall or fence at least six feet high.
 - (j) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.
- (2) Community residential corrections program: up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (3) Community residential program for substance abusers with up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (4) Public utility structure which is not permissive.
- (5) Retailing which is not permissive, provided retailing shall not include the sale of alcoholic drink for consumption off premises within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space if the alcoholic drink is in a broken package or in the following package except the retailing of alcoholic drink, for on or off premise consumption, within 500 feet of a community residential program or hospital for treatment of substance abusers, is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994 and further provided that such sales shall not include:

- (a) distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;
 - (b) beer, as defined in the New Mexico Liquor Control Act, in any single container; and
 - (c) fortified wines with a volume of alcohol of more than 13.5 percent.
- (6) Uses or activities in a tent, if the uses or activities are listed elsewhere in this section, provided there is sufficient paved off-street parking available on the premises to meet parking requirements for all uses on the premises, including the activity in the tent, and provided that the City Fire Marshal [i.e., the Chief of the Fire Prevention Bureau] or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.
- (7) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is placed, provided that the requirements of § 14-16-3-17 of this Zoning Code are met.

(C) Height.

- (1) Structure height up to 36 feet is permitted at any legal location. The height and width of the structure over 36 feet high shall fall within a 45° plane drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.
- (2) Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code, and, for sign height, as provided in the C-2 zone.

(D) Lot Size. No requirements.

(E) Setback. Setback shall be as provided in the O-1 zone.

(F) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) Large Retail Facility Regulations. Any site containing a large retail facility, as defined in § 14-16-1-5 of the Zoning Code, is subject to special development regulations. The large retail facility regulations are provided in § 14-16-3-2 of the Zoning Code.

('74 Code, § 7-14-25) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 13-1977; Am. Ord. 26-1977; Am. Ord. 74-1977; Am. Ord. 38-1978; Am. Ord. 34-1981; Am. Ord. 74-1985; Am. Ord. 41-1987; Am. Ord. 3-1990; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 2-1991; Am. Ord. 43-1991; Am. Ord. 22-1997; Am. Ord. 9-1999; Am. Ord. 11-2002; Am. Ord. 42-2004; Am. Ord. 4-2005; Am. Ord. 43-2005; Am. Ord. 23-2007; Am. Ord. 19-2010)