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MESSAGE:

RE:

I verified this is gone M-1 -
 any questions, call
 Thanks
 Mary

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 City Hall - Spring Hill, Kansas
 From: Mary Nolen, Planning Secretary

To: *Bryan Budge*

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LETTER OF TRANSMITTAL

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Date: *5/15/06*
 Number of pages: *5*
 (Including cover sheet)

M-1 GENERAL INDUSTRIAL DISTRICT

SECTION 17.330

A. Purpose. It is the purpose of this district to allow basic or primary industries, which are generally not compatible with residential and/or commercial activity. Certain extremely obnoxious or hazardous uses will require a conditional use permit to locate in this district. The M-1 district is generally compatible with the "Industrial" designation of the *Spring Hill Comprehensive Plan*. It is intended for application in those areas of Spring Hill and in the Spring Hill Growth Area in Miami County.

B. Permitted Uses. In District M-1 no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following and their customary accessory uses:

1. **Agriculture uses**
 Agriculture, subject to Section 17.336.A.1
 Agriculture, sales and service
 Grain storage
2. **Residential uses**
 NONE
3. **Public and civic uses**
 Church or place of worship, subject to Section 17.336.A.5
 Community assembly
 Cultural group, subject to Section 17.336.A.5
 Golf course
 Government service
 Library
 Parks and recreation
 Recycling collection station, public, subject to Section 17.336.A.14
 Utility, minor
4. **Commercial uses**
 Automated teller machine
 Banks and financial institutions
 Construction sales and service, subject to Section 17.336.A.8
 Convenience store
 Funeral home
 Medical service
 Office

C. Conditional uses. The following uses shall be permitted in the M-1 district if reviewed and approved by the Planning Commission and Governing Body in accordance with the procedures and standards of Section 17.354.

- 1. Agriculture uses
NONE
- 2. Residential uses
NONE
- 3. Public and civic uses
Cemetery
Urbity, major
- 4. Commercial uses
Adult business subject to Chapter VIII, Article 3 of the Spring Hill City Code
Airport or airstrip
Animal care, limited, subject to Section 17.336.A.2
Animal care, general
Broadcast/recording studio
Car wash, subject to 17.336.A.4

5. Industrial manufacturing and extractive uses

- Personal care service
- Personal improvement service
- Post office substation
- Printing and copying, limited and general
- Retail, limited and general
- Restaurant
- Secondhand store
- Warehouse, self-service storage
- Freight terminal
- Gas and fuel storage and sales
- Manufacturing, limited and general
- Storage yard
- Vehicle and equipment sales
- Vehicle repair, limited
- Vehicle repair, general
- Vehicle Storage
- Warehousing
- Welding or machine shop
- Wholesale or business services

- 2. Truck traffic shall have direct access to major thoroughfares. Docks shall be located surfaced with gravel, bituminous, or concrete.
- 1. All storage of materials, products or equipment shall be within a fully enclosed building or in an open yard so screened that the materials, products or equipment are not visible at eye level (5 feet) within 300 feet of the property. The storage yard may be

F. Use Limitations.

- 8. **Maximum height:** 35 feet. A structure other than a building may be erected to a height not to exceed 60 feet provided such structure is set back from all property lines a distance equal to or greater than its height and is approved by the Planning Commission.
- 7. **Minimum street side setback:** 15 feet.

- 6. **Minimum interior side setback:** 10 feet, except where side yard abuts a lot zoned AG through R-4 the setback shall be 15 feet. A side yard shall be provided on each side of a building or unit group of buildings, the total of side yards shall not be less than 30 feet.
- 5. **Minimum rear setback:** 20 feet.
- 4. **Minimum front setback:** 30 feet.
- 3. **Minimum lot depth:** No minimum.
- 2. **Minimum lot width:** No minimum.
- 1. **Minimum lot size:** No minimum.

D. Property development standards. Each site in the M-1 district shall be subject to the following minimum property development standards. (See Section 17.338.A.1.) For exceptions see Section 17.348.

- 5. **Industrial manufacturing and extractive uses**
 Auto wrecking or salvage yard, subject to Section 17.336.A.3
 Basic industry
 Extraction of mineral
 Communication tower, subject to Section 17.336.A.7
 Hotel/motel, subject to Section 17.336.A.10
 Service station

wholly within buildings and out of view. Truck areas shall be totally screened from residential view with dense evergreens, masonry walls, berms and the like.

3. A solid or semi-solid fence, hedge or wall at least 6 feet high, and having a density of not less than 70 percent per square foot, shall be provided adjacent to an adjoining residential district unless the adjacent residential district and the industrial development are separated by a street right-of-way. In addition to the fencing, sufficient landscaping, berm and plant material shall afford a pleasing and softening variety so that the view is equally pleasant from both the residential and nonresidential side. The owner or owners of the property shall maintain said fence, wall, or screening in good condition. Where an equal fence exists on the abutting residential property, it will not be required on this property. Details shall be included in the landscape or construction plans.

F. Parking Regulations. See Section 17.350.

G. Sign Regulations. See Chapter 17.700.

H. Performance Standards. See Section 17.338.A.2.