

ARTICLE 17

M-1 MANUFACTURING DISTRICT

17.0 **Purpose:** The purpose of the M-1 Manufacturing District is to provide an area for commercial, storage, warehousing, and manufacturing uses which do not normally create a nuisance or have an objectionable impact discernable beyond their property lines. The district is intended to define and protect areas suitable to the development of a variety of industrial activities and to protect areas for other land use activities in the vicinity.

17.1 **Uses Permitted:**

17.1.1 Any use permitted in the B-2 Business District.

17.1.2 **Warehousing and Storage:** Indoor and outdoor storage of goods and materials including pole yards, building material storage, and trucking storage. Nothing herein shall be construed, however, to authorize any junk yard, motor vehicle salvage yard, solid or hazardous waste facility or storage area, or any such similar use.

17.1.3 **Manufacturing:** The manufacture, assembly or processing of small items, including, (by way of example), gloves, footwear, shoes, boots, boxes and cartons, hardware, toys, electric batteries, motors or generators; textile products manufacturer; glass, cement, and stone products; also furniture manufacture and assembly; food manufacturing or processing including such things as hatcheries, canning, freezing, storage and bottling of food and food products.

17.1.4 Such other manufacturing uses which are generally of a light nature and free from any objectionable odors, fumes, dirt, vibration, noise or other nuisance at the lot line. No manufacturing use under this section shall be established without an application for a zoning permit including any and all appropriate plans or specifications as are required under these regulations.

17.2 **Conditional Uses:** Any manufacturing use which is not otherwise prohibited by law and which is compatible with or similar to the principal uses in the M-1 District and which will not emit any detrimental or obnoxious noise, vibrations, smoke, odors, dust or any other objectionable conditions beyond the confines of its property and which will not otherwise be or become a nuisance.

No such conditional use shall be permitted in the M-1 District except upon application and public hearing as provided for in these regulations. Any such conditional use shall be subject to any and all terms and conditions or restrictions contained in the certificate.

17.3 **Lot area and Lot Width:** Each use to be established in the M-1 District shall provide a minimum lot area of forty thousand (40,000) square feet and a minimum lot width of two hundred (200) feet at the right-of-way line.

- 17.4 **Building Height Regulations:** No building in the M-1 District shall exceed seventy-five (75) feet in height.
- 17.5 **Yards Required:** All structures to be constructed, altered, or moved in the M-1 District shall provide yards of the following minimum depths:
- 17.5.1 **Front Yard:** Forty (40) feet from the roadway line or seventy (70) feet from the center of the roadway if no right-of-way has been established.
- 17.5.2 **Side Yard:** Twenty-five (25) feet on each side except where a side yard shall abut any residential district in which case a side yard of no less than fifty (50) feet shall be provided.
- 17.5.3 **Rear Yard:** Forty (40) feet.
- 17.6 **Reduction in Area Requirements:** The lot and frontage requirements for any lot served by a public sewage system may be reduced as follows:
- Minimum Lot Area – Twenty thousand (20,000) square feet
- Minimum Lot Width - One hundred (100) feet at the right-of-way line
- Front Yard - No reduction
- Side Yard - Fifteen (15) feet each side, except where a side yard abuts a residential district, in which case a side yard of twenty-five (25) feet shall be provided.
- 17.7 **Landscaping and Parking Lot Screening Requirements:**
- Refer to Article 6.20 and 6.21 for regulations related to landscaping and/or parking lot screening requirements.