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# **M-1 GENERAL MANUFACTURING DISTRICT**

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## **16.0 PURPOSE**

The purpose of the M-1 General Manufacturing District is to provide for commercial uses, storage, and those manufacturing uses not normally creating a nuisance discernible beyond its property line. The purpose of the Conditional Use Provision is to provide for industrial uses not allowed in any other district, providing that, within this district, uses of a hazardous nature or those producing extensive smoke, noise or odor shall not be located so that the general hazard or nuisance affects a large segment of the community.

## **16.1 USE PERMITTED**

1. Any use permitted in the B-1 Business District.
2. Manufacturing uses of a light nature, free from any objectionable odors, fumes, dirt, vibration, or noise detectable at the lot line. Such use shall not be established without an application for a permit by the Environmental Protection Agency indicating that every reasonable provision will be taken to eliminate or minimize gas fumes, odors, dirt, vibration and noise.
3. Aircraft landing, storage and maintenance facilities.

## **16.2 CONDITIONAL USES PERMITTED**

1. One-family dwelling and accessory use or structure.
2. Heavy vehicle services, express cartage and trucking facilities, large item machinery .
3. Laundry and dry cleaning plants
4. Linen, towels, diaper and shop supply services.
5. Frozen food lockers, food processing plants
6. Warehousing and Storage: indoor and outdoor storage of goods and material, trucking storage.

## **16.3 REQUIRED LOT AREA LOT/WIDTH**

Each use to be established in the M-1 District shall provide a minimum lot area of five(5) acres or 217,800 sq ft and a minimum lot width of three hundred (300) feet at right of away.

## **16.4 BUILDING HEIGHT REGULATION**

No dwelling shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height. No other building shall exceed fifty (50) feet in height.

Adopted Date: 12/05/2005  
Effective Date: 01/05/2006

## **16.5 YARDS REQUIRED**

All structures except conditional use single family dwellings (see 16.7) to be constructed, altered, or moved in the M-1 District shall provide yards of the following minimum depths:

Front Yard	200 feet	
Side Yard	50 feet	Except where a side yard abuts an unlike land use in which case a side yard of one hundred (100) feet shall be provided.
Rear Yard	50 feet	Except where a rear yard abuts an unlike land use in which case a rear yard of one hundred (100) feet shall be provided.

## **16.6 SCREENING/BUFFER YARD REQUIREMENTS**

A buffer yard shall be required along the boundary of all neighboring properties which facilitates unlike land use. The width of a buffer shall be in accordance with the following:

<b>All R Districts:</b>	<b>30 feet wide</b>
<b>B-1 District :</b>	<b>20 feet wide</b>

A “buffer” yard as referred to in this section shall be defined as a green strip of land, free from building, driveways, or other paved surfaces, which is permanently set aside by the owner. All buffer zones shall be planted with grass, hardy shrubs or evergreen ground cover in a density sufficient to provide contiguous properties with sufficient foliage to screen unlike land uses all year. Such foliage shall be at least six (6) feet in height and a maximum of ten (10) feet in planted width. Wall and fences (made of natural materials or materials made to look natural, that are seventy five (75) % opaque), or landscape berm may also be used in an effort to achieve the goal of adequate screening. Walls, fences, foliage, landscape berms or a combination thereof must have a minimum height of six (6) feet from grade. All screening will be well maintained and free of all advertising and other signs. All screening shall not obscure traffic visibility within fifty (50) feet of any intersection or driveway. No screening, made of either natural or man-made materials, shall interfere with the natural drainage of the area.

## **16.7 REQUIRED FLOOR AREAS - RESIDENTIAL**

Single family is a conditional use. Any building intended, in whole or part, for residential purpose shall meet requirements of Article 13.3

## **16.8 LOT AREA AND YARD REQUIREMENTS - RESIDENTIAL**

Each residential use to be accommodated in the M-1 District shall comply with the lot area and yard requirements as provided in the R District, see Article 13.8