

**M-1 Heavy Manufacturing District**

The M-1 Heavy Manufacturing District is established for those areas of the community where the principal use of land is for manufacturing, industrial and warehousing uses. These uses, by their nature, may create some nuisances that are not properly associated with residential, institutional, commercial and/or service establishments. These uses normally seek outlying locations on large tracts of land where the operations involved do not detract from the development potential of nearby undeveloped properties.

**AREA, YARD AND HEIGHT REQUIREMENTS:**

	Lot Area in SF	Lot Width	Front Yard Setback	Side Yard	Rear Yard	Max Height
M-1 Manuf.	N/A	(g)	35' (m)(l)	20' (m)(l)	20' (m)(l)	50'

- (g) In these zoned districts, the frontage on an individual lot on a public street shall not be below seventy-five (75') feet.
- (l) The front, rear, and side yards for hotels and motels shall not be less than required by as follows the Table in this Article. However, where a hotel or motel is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building facade. Facades shall be designated on each building so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks,) and its altitude shall be the length of the base line multiplied by factor related to the height of the building as shown below:

<u>Number of Stories</u>	<u>Altitude Factor</u>
1	0.4
2	0.5
3	0.6
4 or more	0.7

The isosceles triangle thus established shall not extend across any property line on to land zoned Residential. The isosceles triangle may extend into public right-of-way zoned residential but shall not extend across public right-of-way on to land zoned residential.

- (m) The front, rear, and side yard for any non-residential building shall not be less than required by the Table in this Article. However; where a non-residential building, other than a hotel or motel which is subject to note (1) is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building facade. Facades shall be designated on each building so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks,) and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below:

<u>Number of Stories/Height</u>	<u>Altitude Factor</u>
2 or more than 25 feet	0.3
3 or more than 35 feet	0.4
4 or more than 40 feet	0.5

(One story buildings 25' or less in height shall provide the minimum yards as required by the Table in this Article)

The isosceles triangle thus established shall not extend across any property line on to land zoned Residential. The isosceles triangle may extend into public right-of-way zoned residential but shall not extend across public right-of-way on to and zoned residential.

**PERMITTED AND SPECIAL USES (SU):**

**Residential Uses**

family care home (5 or less)  
planned unit developments (SU)

**Recreational Uses**

amusement enterprises or water parks (SU)  
associations or organizations;  
social & fraternal, clubs, lodges  
batting cages, outdoor (SU)  
dance halls, including night clubs (SU)  
go-cart, motorcycle & similar  
vehicle tracks (SU)  
golf course, including pro shop (SU)  
golf driving ranges  
miniature golf facilities  
physical fitness centers  
public parks  
recreation facilities, public  
recreation facility, private:  
including country clubs, private  
neighborhood parks & multi-family  
recreation areas where the principal  
use is permitted in the zoning district  
shooting ranges, indoor (SU)  
swim & tennis clubs

**Educational & Institutional Uses**

ambulance services  
churches, synagogues & other  
associated activities  
correctional institutions  
day care centers,  
(6 or more)  
governmental offices  
& facilities  
hospitals, public & private  
libraries

museums or art galleries  
philanthropic institutions  
post offices  
schools, including public schools &  
private schools, having a curriculum  
similar to those given in public schools  
schools, specialty training, such as  
cosmetology, vocation or trade  
services, not elsewhere classified,  
where no retail, wholesale, or repair  
is conducted

**Business, Professional &  
Personal Services**

animal clinics & hospitals; including totally  
enclosed kennels operated in  
connection with animal clinics or  
hospitals  
animal kennels (SU)  
automobile maintenance and repair  
automobile parking lots & facilities for  
permitted uses in the district  
automobile parking (commercial)  
automobile rental or leasing  
automobile towing & storage services (SU)  
automobile washing facilities  
automobile wrecking or junk yards (SU)  
banks and credit unions  
bus stations  
chiropractors' offices  
communicative facilities, including  
radio & television broadcasting  
excluding towers that exceed the  
heights limits  
computer services  
contractors' facilities with open storage  
contractors' offices (no storage)

convenience food stores  
 dental offices & laboratories  
 doctors' offices & laboratories  
 drive-in theaters  
 dry cleaning & laundry facilities  
 employment agencies, personnel agencies  
 engineering, architectural, surveying services  
 equipment rental & leasing  
     (No vehicles or outdoor items)  
 equipment repairs, heavy  
 equipment repairs, light  
 exterminating services  
 fraternal organizations  
 freezer lockers  
 funeral homes  
 insurance agencies  
 internal service facilities,  
     incidental to permitted uses,  
     including cafeterias, day care  
     facilities, snack bars, pharmacies,  
     optical stores & similar retail  
     activities when conducted solely  
     for use of employees, patrons, or  
     occasional visitors; provided, such  
     activities are within the principal  
     building & advertising for it is not  
     permitted beyond the premises  
 interior decorator  
 laundromats  
 law offices  
 locksmith shops, including repair  
 medical, dental or related offices  
 medical or dental laboratories  
 mini-warehouses  
 motels & hotels   (SU)  
 office, not classified elsewhere (no retail)  
 optometrists & ophthalmologists  
 photocopying & duplicating services  
 photo finishing laboratories  
 photography studio  
 picture framing shop  
 psychologists' offices  
 real estate offices  
 recreational vehicle parks or campsites   (SU)  
 refrigerator or large appliances repairs  
 rehabilitation or counseling services  
 repair shops not classified elsewhere  
 research, development, or testing services  
 septic tank services  
 service stations (not including truck stops)  
     including repairs and the screened

storage of not more than 5  
 inoperable cars  
 shoe repair or shoeshine shops  
 signs as regulated by Article IX  
 structures & uses clearly incidental to a  
     permitted use  
 tanning salons  
 taxi terminals  
 taxidermists  
 tire recapping  
 travel agencies  
 truck driving schools  
 truck & utility trailer rental, sales &  
     leasing, light  
 truck & utility trailer rental, sales &  
     leasing, heavy  
 truck terminal  
 truck washing  
 upholstering & furniture refinishing  
 utility company offices  
 vocational, business, secretarial schools  
 watch, clock, jewelry repair shops

### **Retail Trade**

automobile & truck dealers;  
     new and used  
 automobile parts & supply store  
 boat dealers; sales & repair  
 book stores  
 building supply dealers  
 carpet sales & storage  
 farm machinery sales & service  
 farmers' or produce markets  
 farm supplies  
 flea market  
 floor covering, drapery or upholstery  
 fuel oil sales  
 furniture repair, including upholstery  
 garden centers or retail nurseries  
 mobile home sales & services  
 motorcycle sales & service  
 recreation vehicles sales & service  
 restaurants (with drive-through)  
 restaurants (no drive-through)  
 service stations, gasoline (no repair)  
 tire dealers & services  
 truck stops

### **Wholesale Trade**

agricultural chem/pesticides/fertilizers  
 agricultural products, other

ammunition  
 animals & animal products, other  
 apparel, piece goods & notions  
 bakeries; wholesale  
 books, periodicals, & newspaper  
 bulk mail & packaging  
 chemicals & allied products  
 courier services, central facility  
 courier service substations  
 drugs & sundries  
 durable goods, other  
 electrical goods  
 farm supplies, others  
 flowers, nursery stock & florist supplies  
 forest products  
 furniture & home furnishings  
 groceries & related products  
 hardware  
 jewelry, watches, precious stones & metals  
 livestock  
 lumber & other construction materials  
 machinery, equipment & supplies  
 market showrooms (furniture, apparel, etc.)  
 metals & minerals  
 motor vehicles, parts & supplies  
 movers & storage operations  
 paints & varnishes  
 paper & paper products  
 petroleum & petroleum products  
 plastics materials  
 plumbing & heating equipment  
 professional & comm. Equipment & supplies  
 resins  
 scrap & waste materials, recycling (SU)  
 sporting & recreational goods & supplies  
 printed6/22/2006 3:21:00 PM  
 tobacco & tobacco products  
 toys & hobby goods & supplies  
 trucking or freight terminals  
 utility equipment & storage yards  
 wallpaper & paint brushes  
 warehousing & storage, not including  
     storage of any hazardous materials or  
     waste as determined by any agency  
     of the federal, state or local government

**Manufacturing & Industrial Uses**

aircraft & parts  
 airports or air transportation facilities  
 ammunition, small arms  
 animal feeds (including dog & cat)

animal rendering  
 apparel & finished fabric products  
 appliance  
 asbestos, abrasive & related products  
 asphalt plants (SU)  
 audio, video & communications equipment  
 bakery products  
 batteries  
 beverages  
 bicycle assembly  
 bicycle parts & accessories  
 boat & ship building  
 brick & tile  
 brooms & brushes  
 burial caskets  
 cabinets  
 cardboard containers  
 chemicals, except acids & glues  
 clothing & hosiery  
 coffee  
 computer & office equipment  
 concrete, cut stone & clay products  
 costume jewelry & notions  
 dairy products  
 electrical components  
 electronics & electronic products  
 fabricated metal products (including  
     can manufacturing)  
 fabricated valve & wire products  
 fats & oils, animal  
 fats & oils, plant  
 fish, canned, cured or frozen  
 floor coverings (excluding carpet)  
 food & food products, except  
     animal rendering  
 furniture and bedding products  
 glass, including fiberglass  
 grain mill products  
 graphite & graphite products  
 heating equipment & plumbing fixtures  
 household appliances  
 ice  
 industrial & commercial machinery  
 jewelry & silverware (no plating)  
 landfill, building debris private (SU)  
 landfill, sanitary, private (SU)  
 leather & leather products,  
     excluding tanning  
 lighting & wiring equipment  
 lumber & wood products  
 machinery products

manufactured housing & wood buildings  
measurement, analysis & control instruments  
meat/poultry, packaging & processing  
    (no rendering)  
medical, dental & surgical equipment  
metal coating & engraving  
metal fasteners (screws, bolts, etc.)  
metal processing  
metals plating  
millwork, plywood & veneer  
mining & quarrying (SU)  
motor vehicle assembly  
motor vehicle parts & accessories  
motorcycle assembly  
musical instruments  
paints, varnish & finishes  
paper & allied products, except  
    manufacture of the raw product  
paper products (no coating or laminating)  
paper products (coating or laminating)  
paperboard containers & boxes  
pens & art supplies  
petroleum & related products  
pharmaceutical preparations  
photographic equipment  
pottery & related products  
plastics  
primary metals products and foundries  
poultry operations, including hatcheries  
preserved fruits & vegetables  
    (no can manufacturing)  
printing & publishing  
railroad terminals or yards  
refuse & raw material hauling (SU)  
rubber products  
salvage yards, scrap processing (SU)  
sawmill or planing mills  
signs  
soaps & cosmetics  
sporting goods & toys  
stone & clay products  
sugar & confectionery products  
surface active agents  
textile products  
tires & inner tubes  
tobacco products  
tool product  
transportation & heavy equipment parts  
welding operations  
wood containers

### **Public Works Etc.**

electric transmission distribution poles,  
    towers supporting cable, lines &  
    related appurtenances  
governmental public works facilities,  
    utilities, infrastructure & appurtenances  
natural gas distribution lines & related  
    appurtenances  
power generation, natural gas plants &  
    similar production facilities  
radio, television & similar transmitting  
    towers that exceed height but not  
    including wireless  
    telecommunications towers  
sewage collection lines, pump stations  
    & appurtenances  
sewage treatment plants, non-  
    government public (SU)  
telephone & television cable poles,  
    towers supporting cable, lines &  
    related appurtenances  
water distribution lines, booster pumps,  
    storage facilities & appurtenances  
water treatment plants, non-government  
    public (SU)  
wireless telecommunications towers &  
    facilities (SU)

### **Miscellaneous**

adult oriented business (SU)  
temporary structures associated with  
    permitted uses such as mobile  
    classrooms, temporary facilities while  
    construction is underway, and similar  
    temporary situations for a period  
    not exceeding one (1) year. The Board  
    of Adjustment may permit, as a special  
    exception, an extension of such permit  
    beyond the one (1) year time period where  
    the Board finds after due notice and public  
    hearing that extenuating circumstances  
    for the particular situation merits  
    extension of the temporary permit.  
temporary events & structures  
yard sales - limited to 2 two-day events  
    per year