

# M-1

Article 4, Section 11. - M-1 Limited industrial district.

*11.1 Purpose of the district.*

The purpose of this district is to provide for a wide variety of:

1. light manufacturing, fabricating, processing,
2. wholesale distributing and warehousing uses appropriately located for access by highways and providing a controlled environment within which signing is limited,
3. uses are to be conducted generally within completely enclosed buildings or within screened areas, and a moderate amount of landscaping is required, in accord with the purposes and goals of the comprehensive plan.

In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses,

4. business and service uses are limited primarily to those which will be useful to employees in the district and
5. future residential uses are restricted.

| USE  | M-1 EXISTING | M-1 PROPOSED | COMMENTS  |
|--|--------------|--------------|---|
| <b>Accessory buildings and uses</b>  |              | X            | <i>As Accessory Buildings and Uses are always secondary and related to the principal use of a lot, they remain permitted.</i>   |
| <b>Accessory buildings and uses, including but not limited to...</b>   | X            |              | <i>Remains permitted as Accessory buildings and uses.</i>   |
| <b>Auction House</b>   |              | X            | <i>Added as a permitted use because an Auction House could easily make use of an industrial building, and its effects should not produce adverse effects within or beyond the district.</i> |
| <b>Automobile painting, upholstery, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, and automobile service station provided all storage tanks are underground</b> | X            |              | <i>Remains permitted as Vehicle sales and service and Fueling station.</i>  |
| <b>Brewery, winery or distillery provided all such facilities are open to the public on a regular basis for tastings, tours or retail sales.</b>   | X            |              | <i>Remains permitted as Brewery, winery &amp; distillery provided such facilities are open to the public.</i>   |
| <b>Brewery, winery &amp; distillery provided such facilities are open to</b>   |              | X            | <i>Remains permitted (see Brewery, winery or distillery provided all such facilities are open to the public on a regular basis for tastings, tours or retail</i>                            |

| USE  | M-1<br>EXISTING | M-1<br>PROPOSED | COMMENTS   |
|--|-----------------|-----------------|--|
| the public   |                 |                 | <i>sales.)</i>   |
| <b>Building materials sales yards</b>                                      | X               |                 | Remains permitted as <i>Construction/landscaping equipment and supply sales and service.</i>   |
| <b>Bus depot and associated maintenance facilities</b>                     | X               |                 | Remains permitted as <i>Bus depot and maintenance facilities.</i>  |
| <b>Bus depot and maintenance facilities</b>                                |                 | X               | Remains permitted (see <i>Bus depot and associated maintenance facilities.</i> )   |
| <b>Bus shelters</b>  |                 | X               | A policy of the comprehensive plan is to “encourage and support transit systems and facilities to reduce energy, protect the environment, and maintain Town character and quality of life” (pg. 96), and <i>Bus Shelters</i> would only be permitted subject to use regulations limiting their placement to arterial and collector roads (e.g. Main Street, N. 21 <sup>st</sup> Street, A Street, etc.) as displayed on page 41 of the <i>Townwide Transportation Plan</i> . <i>Bus Shelters could not</i> be placed on small local streets. |
| <b>Car wash</b>  |                 | X               | Added as a permitted use as the service provided would be useful to the businesses and employees of the district, and it should have no adverse effects on or beyond the district.   |
| <b>Catering</b>  |                 | X               | Added as a permitted use. This service use straddles typical classifications of commercial and industrial as it will typically have its offices in the same location as its food preparation/production facilities, and it can potentially fit within any commercial or industrial building.   |
| <b>Communication tower</b>   |                 | SUP             | Remains a SUP (see <i>Radio, television or other communications tower more than 125 feet in height</i> ); Now a SUP instead of permitted (see <i>Radio or television broadcasting studios and offices, and transmission and receiving towers of height not greater than 125 feet</i> ).  |
| <b>Concrete Plants</b>   |                 | X               | Added as a permitted use because it is likely the “heaviest” industrial use allowed in the zoning ordinance, and this is the “heaviest” industrial district.   |
| <b>Construction/landscaping equipment and supply sales and service</b>     |                 | X               | Remains a permitted use (see <i>Building materials sales yards and Contractor’s...rental of equipment commonly used by contractors</i> ).  |
| <b>Contractor's equipment storage yard or plant or rental of equipment</b> | X               |                 | Remains permitted as <i>Contractors office and storage areas and Construction/landscaping equipment and supply sales and service.</i>  |

| USE   | M-1 EXISTING | M-1 PROPOSED | COMMENTS   |
|---|--------------|--------------|--|
| <b>commonly used by contractors</b>   |              |              |  |
| <b>Contractors office and storage areas</b>                                 |              | X            | Remains permitted (see <i>Contractor's equipment storage yard...</i> ).  |
| <b>Drive through facilities</b>   |              | SUP          | Added as a SUP because <i>Eating establishment</i> is permitted in this district.  |
| <b>Eating establishment</b>   |              | X            | Now permitted instead of a SUP (see <i>Eating establishments, without drive-in</i> ) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use.. |
| <b>Eating establishments, without drive-in</b>                              | SUP          |              | Now permitted as <i>Eating establishment</i> .   |
| <b>Electronic data storage centers &lt; 10,000 sq ft</b>                    |              | X            | Added as a permitted use. This business houses computer and network equipment along with the offices of its on-site employees, so it can potentially fit within any office or industrial building. <i>Electronic data storage centers</i> larger than 10,000 sq. ft. would be a SUP as <i>Electronic Data Storage centers &gt; 10,000 sq ft.</i>               |
| <b>Electronic data storage centers &gt; 10,000 sq ft</b>                    |              | SUP          | Added as a SUP to ensure the compatibility of an <i>Electronic data storage center</i> with the surrounding area.  |
| <b>Facilities and structures necessary for rendering utility service...</b> | X            |              | Remains permitted as <i>Public utilities, minor</i> .  |
| <b>Farm equipment &amp; supply sales and service</b>                        |              | X            | Remains permitted (see <i>Farm implement and tractor sales, service and repair</i> and <i>Feed and Seed stores</i> ).  |
| <b>Farm implement and tractor sales, service and repair</b>                 | X            |              | Remains permitted as <i>Farm equipment &amp; supply sales and service</i> .  |
| <b>Feed and seed stores</b>   | X            |              | Remains permitted as <i>Farm equipment &amp; supply sales and service</i> .  |
| <b>Financial institutions, ATM machine only</b>                             |              | X            | Added as a permitted use. An ATM would be allowed as an accessory use for uses other than <i>Financial institutions</i> because the service provided would be useful to the businesses and employees of the district   |
| <b>Firing range, indoor</b>   |              | X            | Added as a permitted use because this recreational use could fit within an industrial building.  |
| <b>Fitness center</b>   | SUP          | X            | Now permitted instead of a SUP because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure  |

| USE   | M-1 EXISTING | M-1 PROPOSED | COMMENTS  |
|---|--------------|--------------|---|
|   |              |              | there will be no significant effects on the surrounding area from this use.   |
| <b>Food processing, wholesale</b>   |              | X            | Added as a permitted use because <i>Food processing, wholesale</i> has similar effects and characteristics to industrial uses like <i>Manufacturing, light</i> which is permitted in the district.  |
| <b>Fuel pumps, internal for business use only</b>   |              | X            | Added as a permitted use that would allow businesses within the district to maintain their own fuel pump(s) as an accessory use; retail fuel sales will be prohibited.  |
| <b>Fueling station</b>  |              | X            | Remains permitted (see <i>Automobile painting,...and automobile service station...</i> ) but would remain subject to the use regulations of Article 4, Section 7.13.  |
| <b>General agriculture, farming and forestry...</b>   | X            |              | Use deleted because it doesn't fit within the purpose of the district.  |
| <b>Greenhouse or nursery, commercial, wholesale or retail</b>   | X            |              | Use deleted although it may be an accessory use to a <i>Construction/landscaping equipment and supply sales and service</i> use.  |
| <b>Indoor commercial recreation facilities</b>  | X            |              | Indoor facilities under 10,000 sq. ft. remain permitted as <i>Recreation facilities, commercial indoor &lt; 10,000</i> , but indoor facilities over 10,000 sq. ft. are now a SUP as <i>Recreation facilities, commercial indoor &gt; 10,000</i> . |
| <b>Kennel</b>   |              | SUP          | Added as a SUP; <i>Kennels</i> are currently proposed as a SUP in any district where <i>Veterinary clinic</i> is proposed as a permitted use.   |
| <b>Laboratories, research, experimental or testing</b>  |              | X            | Remains permitted (see <i>Laboratories, research, experimental or testing, but not testing explosives</i> ).  |
| <b>Laboratories, research, experimental or testing, but not testing explosives</b>  | X            |              | Remains permitted as <i>Laboratories, research, experimental or testing</i> .   |
| <b>Living quarters for resident watchmen and caretakers employed on premises</b>  | X            |              | Use deleted as this type of living arrangement is no longer common.   |
| <b>Machine shop</b>   |              | X            | Remains permitted (see <i>Welding or machine shop excluding punch presses exceeding 40-ton rated capacity and drop hammers and Sheet metal shop</i> ).  |
| <b>Manufacturing - any use permitted by-right in the CM-1 local service industrial district, and manufacturing of a generally light</b> | X            |              | Remains permitted as <i>Manufacturing, light</i> .  |

| USE   | M-1 EXISTING | M-1 PROPOSED | COMMENTS   |
|---|--------------|--------------|--|
| <b>nature...</b>  |              |              |  |
| <b>Manufacturing, light</b>   |              | X            | Remains permitted (see <i>Manufacturing - any use permitted by-right in the CM-1 local service industrial district, and manufacturing of a generally light nature...</i> ).  |
| <b>Monumental stone works</b>   | X            |              | Remains permitted as <i>Manufacturing, light</i> .   |
| <b>Offices</b>  |              | X            | Added as a permitted use because <i>Laboratories...</i> are permitted in this district and share the characteristics and effects of an <i>Office</i> use.  |
| <b>Outdoor commercial recreation facility</b>   | SUP          |              | Use deleted because it doesn't fit within the purpose of the district.   |
| <b>Outdoor storage lot</b>  |              | X            | Added as a permitted use. Would allow a parcel to contain only an <i>Outdoor storage lot</i> when adjacent to another lot containing an existing industrial or commercial use.   |
| <b>Parking lot</b>  |              | X            | Added as a permitted use. Would allow a parcel to contain only a <i>Parking lot</i> .  |
| <b>Parking structure</b>  |              | X            | Added as a permitted use. Would allow a parcel to contain only a <i>Parking structure</i> .  |
| <b>Petroleum, propane, and other flammable liquids, storage, distribution and sales</b>     |              | SUP          | Added as a SUP because Amerigas is already located within this district.   |
| <b>Private club, lodge, meeting hall, labor union or fraternal organization or sorority</b> | SUP          |              | Use deleted because it doesn't fit within the purpose of the district.   |
| <b>Public Utilities, major</b>  |              | SUP          | These more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but they are still necessary to provide basic utility services for the Town. For these reasons it is best to ensure they can be located in any location, but they would require a SUP to ensure compatibility with the surrounding area. |
| <b>Public Utilities, minor</b>  |              | X            | Now permitted instead of a SUP (see <i>Facilities and structures necessary for rendering utility service...</i> ). These less intensive utility structures and uses are permitted as they are necessary to provide basic utility services for the Town.  |
| <b>Radio or television broadcasting</b>   | X            |              | <i>Radio or television broadcasting studios and offices</i> remains permitted as   |

| USE  | M-1 EXISTING | M-1 PROPOSED | COMMENTS  |
|--|--------------|--------------|---|
| <b>studios and offices, and transmission and receiving towers of height not greater than 125 feet</b>  |              |              | <i>Radio or television station studios, but transmission and receiving towers... is now a SUP as Communication tower.</i>   |
| <b>Radio or television station studios</b>   |              | X            | Remains permitted (see <i>Radio or television broadcasting studios and offices...</i> ).  |
| <b>Radio, television or other communications tower more than 125 feet in height</b>  | SUP          |              | Remains a SUP as <i>Communication tower</i> .   |
| <b>Recreation facilities, commercial indoor &lt; 10,000 sq ft</b>  |              | X            | Remains permitted (see <i>Indoor commercial recreation facilities</i> ).  |
| <b>Recreation facilities, commercial indoor &gt; 10,000 sq ft</b>  |              | SUP          | Now a SUP instead of permitted (see <i>Indoor commercial recreation facilities</i> ).   |
| <b>Retail establishments</b>   | SUP          |              | Use deleted because its broadness increases the likelihood that the end use wouldn't fit within the purpose of the district; however, more limited retail sales would be permitted by <i>Construction/landscaping equipment and supply sales and service</i> and <i>Retail sales, accessory</i> . |
| <b>Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing or distributing use on the same site</b> | X            |              | Remains permitted as <i>Retail sales, accessory</i> .   |
| <b>Retail sales, accessory</b>   |              | X            | Remains permitted (see <i>Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing or distributing use on the same site</i> ).  |
| <b>Rug and carpet cleaning and storage with incidental sales of rugs and carpets</b>   | X            |              | Remains permitted as <i>Service repair establishment</i> and <i>Retail sales, accessory</i> .   |
| <b>School, special instruction</b>   | X            | X            | Remains permitted.  |
| <b>School, technical</b>   |              | X            | Remains permitted (see <i>School, technical, trade or business</i> ).   |
| <b>School, technical, trade or business...</b>   | X            |              | Remains permitted as <i>School, technical</i> .   |
| <b>Self-service storage</b>  | X            |              | Use deleted because this use has no need for the types of urbanized services provided by the Town, and the Town has a limited amount of land available which would be put to more productive use by the other uses  |

| USE   | M-1 EXISTING | M-1 PROPOSED | COMMENTS   |
|---|--------------|--------------|--|
|   |              |              | allowed in this district.  |
| <b>Service repair establishment</b>   |              | X            | Remains permitted (see <i>Rug and carpet cleaning and storage...</i> ).  |
| <b>Sheet metal shop</b>   | X            |              | Remains permitted as <i>Machine shop</i> .   |
| <b>Sign fabricating and painting</b>  | X            |              | Remains permitted as <i>Sign shop</i> .  |
| <b>Sign shop</b>  |              | X            | Remains permitted (see <i>Sign fabricating and painting</i> ).   |
| <b>Special events</b>   |              | X            | Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town.  |
| <b>Storage warehouse</b>  |              | X            | Remains permitted (see <i>Wholesale merchandising or storage warehouse or distribution center but not a truck or freight terminal or package distribution center</i> ).  |
| <b>Studios</b>  |              | X            | Added as a permitted use. As the working space for an artist/photographer/musician/yoga instructor/etc., certain users may prefer a more industrial environment for their <i>Studio</i> .  |
| <b>Temporary Food Trucks/Trailers</b>   |              | X            | Added as a permitted use. Allows the placement of a <i>Temporary food truck/trailer</i> on a site with the property owner's permission for an extremely limited duration. Should provide flexible regulation of such uses which is not found in the ordinance currently. |
| <b>Temporary stands, or outdoor areas or temporary truck parking, for sale of produce, Christmas trees, wreaths, holly, and the like.</b> | X            |              | Use deleted because this temporary retail use is better suited for the Town's commercial districts.  |
| <b>Upholstery shop</b>  |              | X            | Added as a permitted use.  |
| <b>Vehicle sales and service</b>  |              | X            | Remains permitted (see <i>Automobile painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling...</i> ).   |
| <b>Vehicle sales storage lot</b>  |              | X            | Added as a permitted use because <i>Vehicle sales and service</i> is a permitted use in this district.   |
| <b>Veterinary clinic</b>  |              | X            | Added as a permitted use.  |
| <b>Welding or machine shop excluding punch presses exceeding 40-ton rated capacity and drop hammers</b>                                   | X            |              | Remains permitted as <i>Machine shop</i> .   |
| <b>Wholesale merchandising or storage</b>   | X            |              | Remains permitted as <i>Storage warehouse</i> and <i>Wholesale sales</i> .   |

| USE  | M-1<br>EXISTING | M-1<br>PROPOSED | COMMENTS  |
|--|-----------------|-----------------|---|
| <b>warehouse or distribution center<br/>but not a truck or freight terminal or<br/>package distribution center</b> |                 |                 |   |
| <b>Wholesale sales</b>   |                 | X               | Remains permitted (see <i>Wholesale merchandising or storage warehouse or distribution center but not a truck or freight terminal or package distribution center</i> ). |

DRAFT