

## Ch. 17.29 M-1 Industrial District

Primary district for manufacturing and major assembly, with provisions for limited residential use.

### Permitted uses: 17.29 (1)

- Manufacturing and fabrication
- Repair
- Packaging and assembly of products
- Warehousing
- Freight terminals and transshipment depots
- Wholesaling

### Conditional uses: (requires a conditional use permit) 17.36, and 17.40

- Governmental and cultural uses
- Utilities
- Public passenger transportation terminals such as heliports, bus and rail depots
- Outdoor storage
- Manufacturing
- Junk and salvage yards
- Commercial service facilities such as restaurants and fueling stations

### Requirements for location and size of structures: 17.29 (1)(d &e) and 17.45

#### Front: Feet from roadway centerline/right-of-way line

State and Federal Highway: 140/80 feet minimum

County Highway: 105/72 feet minimum

Town Road: 93/60 feet minimum

Road Frontage: 80 feet minimum –sewered lot

200 feet minimum – unsewered lot

#### Side Yard:

40 feet minimum

#### Rear Yard:

40 feet minimum

#### Height:

Three stories or 45 feet maximum

### Lot Width and Area: 17.29 (1)(d)

**Average Width:** 80 feet minimum – sewered lot

200 feet minimum– unsewered lot

**Area:** 9,600 sq. feet minimum – sewered lot

2 acres minimum – unsewered lot

### Accessory Uses: 17.19, 17.61 (5), 17.72

**Accessory structures associated with a permitted or conditional uses are permitted, provided that the following conditions are met:**

1. A principal residential structure/use exists or is under construction prior to the erection or placement of a residential accessory structure, or
  2. A detailed plan is submitted in accordance with section 17.17 and the landowner executes and records an affidavit and restrictive covenant running with the land regarding the use of the accessory building.
- Accessory structures shall not be utilized for lounging, eating, sleeping, or any form of human habitation, occupancy or living purposes including for temporary or incidental use.
  - Accessory structures shall not exceed 20 feet in height.
  - Accessory structures shall not occupy more than 20% of the yard area.
  - They shall not be closer than 10 feet to the principal structure.
  - The setback for an accessory structure from any lot line or alley shall be:
    1. 10 feet minimum for parcels 1.5 to 5 acres in size
    2. 25 feet minimum for parcels 5 to 20 acres in size
    3. 50 feet minimum for parcels 20 acres or greater in size
  - Type 1 signs for advertising a business or activity in a directory format shall not exceed 32 sq. feet in gross area, not more than 10 miles from the location, and not more than 2 signs relating to one such use in the approaching direction along the roadway.
  - Type 2 signs for advertising a customary home occupation or professional office shall not exceed 6 sq. feet in gross area and shall be attached to the building and if illuminated, indirectly lighted is allowed.
  - Type 4 billboard signs for advertising a general brand or product, business or service, and area of interest shall be erected outside and parallel to the right-of-way line. They shall not exceed 288 sq. feet per face or 576 sq. feet of total area, nor shall they height exceed 35 feet. No sign shall exceed 45 feet in length.

### Livestock 17.40 (3)

Not Permitted