

MANUFACTURING ZONE 1 (M-1)

SECTION 500.4



Zone purpose: This zone is intended to provide areas for manufacturing, warehousing, wholesale, and other forms of commercial and industrial activities. The character of the zone is intended to be commercial in nature while still maintaining the small-town community character.

PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.
- Dry Cleaning Establishments
- Catering Establishments
- Financial Institutions, Banks
- Offices – General & Professional
- Business & Professional Office Buildings
- Contractor’s Office & Storage Yard – Up to 2,000SF (No processing of materials is permitted on site)
- Medical, Dental Laboratories
- Wholesale Establishments
- Warehousing/Distribution – Non-hazardous materials
- Research & experimental Laboratories
- Manufacturing – Light
- Automotive – Repair Establishment
- Automotive – New & Used Car Dealers
- Inventory Holding Areas (the bulk and area requirements of the existing zone apply)
- Truck, Equipment & Recreational Vehicle Sales
- Commercial & Trade Schools & Classrooms (for Profit educational facilities permitted in M-1 Zone)
- Dog/Pet Grooming/Retail, Veterinarian (Animal retail or service establishment tenant space must be separated by at least one other tenant space from any existing restaurant or food service establishment)

SPECIAL PERMITS

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Service Establishments (Personal/Professional)
- Day Care Centers/Nursery Schools
- Hotels
- Contractor’s Office & Storage Yards – >2,000 SF (No processing of materials is permitted onsite)
- Warehousing/Distribution - Hazardous materials
- Manufacturing – Heavy
- Volume Reduction Facilities
- Composting, Mulching, Wood Chipping Facilities
- Automotive – Auto Body Repair Shops
- Commercial Recreation
- Alcohol Sales (Liquor as an associated use with hotel, recreational use, and catering permitted with SUP and may be limited to beer and wine)
- Adult-Oriented Establishments
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding

DIMENSIONAL REQUIREMENTS

Minimum lot area: 1.337 acres/60,000 SF

Lot frontage: 200’

Front yard setback: 60’

Side yard setback: 20’

Rear yard setback: 30’