

Chapter 13 Manufacturing Zone M-1

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Section 10:13:1 PURPOSE:

The objective in establishing the M-1 zone is to provide space for warehousing, light manufacturing, fabrication, wholesaling, service and other similar commercial establishments which are combined with manufacturing or warehousing uses and to locate these establishments in a location compatible with one another and where they are convenient to the other commercial and industrial zones in the town.

Section 10:13:2 PERMITTED and CONDITIONAL USES:

- A. Permitted and Conditional Uses: In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated by the letter "C" are allowed as a conditional use. If they are not designated, they are not permitted except as may be otherwise approved by the planning commission:

Automobile repair shop	P
Automobile storage yard, not salvage yards	C
Caretakers dwelling, incidental to the use of the land for industrial purposes	P
Carpenter, electrical, plumbing or heating shops	P
Concrete mixing and batching plants	C
Dairy, dairies (processing of milk products)	C
Dry cleaning plant	P
Farm and construction equipment sales, rental	P

and service	
Feed, cereal or flour mill	C
Fertilizer and soil conditioner	P
Food processing wholesale, excluding fish, meat, vinegar, yeast and fat	C
Foundry, lightweight casting, nonferrous without noxious odors or fumes	C
Furniture upholstery shop	P
Honey extraction and processing	C
Ice manufacturing and storage	P
Insulation sales and service	P
Knitting mill	P
Livestock feed processing and storage	C
Machine shop general	P
Manufacturing establishments	P
Pest control and extermination	P
Planing mill	P
Plumbing shop	P
Poultry killing and dressing	P
Printing	P
Publishing or lithography shops	P
Rubber welding	C
Sandblasting	C
Seed and feed store retail	P
Sheet metal	P
Sign manufacture or sign painting	P
Storage rental units	C
Testing laboratory	P
Tire recapping or retreading	C
Truck sales and repair	P
Truck terminal	P
Warehouse storage	P
Welding shop	P

Other uses similar to the above and judged by the planning commission to be in harmony with the intent and purpose of the zone.

Section 10:13:3 PROHIBITED USES:

- A. Prohibited Uses: The following uses shall be excluded from the town: animal byproducts plants; blast furnaces, offal and animal reduction, incineration or processing; manufacturing, compounding or processing of chlorine gas, acid, cement, lime, gypsum, plaster of Paris, creosote, fertilizer from animal byproducts, pyroxylyene rubber reduction; processing or treatment of fish; and similar uses which give rise to excessive or offensive odor, noise, fumes, dust, radiation, danger of explosion, or other hazardous waste of any type.

Section 10:13:4 SITE DEVELOPMENT STANDARDS:

A. Minimum lot area 5 acres

B. Setbacks (in feet)

- | | | |
|----|-------------|----|
| 1. | Front | 25 |
| 2. | Side | 10 |
| 3. | Street side | 25 |
| 4. | Rear | 10 |

C. Minimum zone area 5 acres,

A. Site Plan Approval:

1. A site plan shall be submitted, drawn to scale, and of sufficient size and detail to show building locations, yard setbacks, ingress and egress drives, parking areas, landscaped areas and such other improvements as may be required relating to the specific use proposed.
2. The site plan, or an additional plan drawn to the same scale, shall show utility locations, including water, power, telephone, cable TV, sewer or septic tank locations, fire hydrants, street improvements and such other public improvements as may be required.

3. Planning commission review and approval shall precede the issuance of any building permit for site improvements, or construction permit for utility systems.

Section 10:13:5 SPECIAL PROVISIONS:

- A. Storage of Material or Merchandise: All storage and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six feet (6') in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall.
- B. Junk: Storage of "junk" or partially or completely dismantled automobiles shall be enclosed within a sight obscuring wall or fence of not less than six feet (6') in height, and material so stored shall be kept below the height of the fence or wall.
- C. Solid Waste Storage Facilities: Solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
- D. Protection of Adjoining Residential Property: Where any manufacturing zone adjoins any lot in a residential zone, there shall be provided and maintained along such property line a decorative sight obscuring fence or wall, as well as a ten foot (10') wide planting strip, or any combination of fencing and landscaping, which, in the opinion of the planning commission, will adequately protect the adjoining residential property.
- E. Lighting: all lighting shall be directed away from any residential use to protect neighboring properties from light pollution, and shielded from the night sky with no light emitted above a horizontal plane. Reference title 28.