

ARTICLE 23
LIGHT INDUSTRIAL M-1 DISTRICT

Statement of Intent

The purpose of this district is to provide sufficient space in the appropriate locations for light industrial and manufacturing uses, as well as related service and support uses. All permitted uses shall involve minimal hazards and shall not create significant amounts of smoke, noise, odor, dust, or other potential nuisances. This district is intended to be located along or near primary highways in order to facilitate easy access and to avoid industrial traffic impacts on residential streets.

23-1 **Permitted Uses.**

Within the Light Industrial M-1 District the following uses are permitted when in compliance with the statement of intent of this Article as determined by the Zoning Administrator and upon approval of a site plan submitted in accordance with Article 14 of this Ordinance.

- a. Accessory Service Uses and Accessory Uses as defined in Article 20 of this Ordinance.
- b. Assembly Plants, including but not limited to, automobiles, electrical appliances, computer equipment and software, ventilating systems, and medical equipment.
- c. Building Establishments including, but not limited to, boat building, craft shops, woodworking shops, lumber yards, sawmills, concrete works, machine and metal shops.
- d. Business Service & Supply and Wholesale Trade Establishments.
- e. Convenience Stores.
- f. Communication facilities including, but not limited to, towers, antennas, and dishes.
- g. Horticultural Facilities, including but not limited to, greenhouses, nurseries, and tree farms.
- h. Laboratories, including but not limited to, medical, military, and pharmaceutical.
- i. Manufacturing, and/or packaging of products derived from material which is refined or initially processed elsewhere.
- j. Processing Plants, including but not limited to the processing, packaging, and treatment of, food for human and animal consumption, cosmetics, pharmaceuticals, and toiletries.
- k. Professional Offices.
- l. Public Water and Sewer Facilities including, but not limited to, waste water treatment plants, wells, water towers, and dams.
- m. Public Service Training Facilities as defined in Article 20 of this Ordinance.
- n. Storage Facilities including, but not limited to, warehouses, self-storage facilities, building materials yard, and agricultural silos.
- o. Vehicle Sales & Service Establishments. This use includes, but is not limited to, automobile service, and major service stations, the sale, rental and/or lease of motor vehicles including, but not limited to automobiles, farm implements, marine, and recreational vehicles.

23-2 Conditional Uses (Conditional Use Permit Required)¹

Notwithstanding Section 23-1 of this Article, the following uses require a Conditional Use Permit. After review of the application and public hearing thereon, in accordance with Article 16 herein, the Town Council finds as a fact that a proposed use is consistent with the intent of this ordinance and the Land Use Plan, and is in the public interest, the following uses may be permitted.

- a. Airports, Public and Private
- b. Heliports and Helistops
- c. Petroleum Storage

23-3 Use Limitations

- a. All operations, activities, and storage shall be conducted within a completely enclosed building, except permitted uses and conditional uses which by their nature must be conducted outside of a building.
- b. Notwithstanding Section 23.3-a of this Article, the following accessory uses may be conducted within a canopy building, as defined in Article 20 of this Ordinance, or in the open.
 - 1. Storage of building materials, pallets, supplies, equipment, or machinery.
 - 2. Display or sales areas for vehicles or other products.
 - 3. Loading or unloading areas for trucks and other vehicles.
- c. Nothing in this Article shall be deemed to allow or authorize any use in violation of the regulations of the Commonwealth of Virginia concerning the buffer area associated with waste water treatment facilities.
- d. Any activity which involves the transfer and/or shipment of raw or processed human or animal waste, or which may constitute a safety, health or traffic hazard, or public nuisance is not permitted. Public water and sewer facilities shall be exempt from this provision.

23-4 Area Regulations

The minimum lot area for permitted uses shall be one acre. (43,560 square feet).

23-5 Setback Regulations

¹ Section Amended - April 11, 2002 (Ordinance 477)

Structures shall be located 40 feet from any street right of way.

23-6 Lot Width Regulations

There shall be no minimum lot width within the M-1 district.

23-7 Side and Rear Yard Regulations

- a. The minimum side yard for each use shall be 15 feet with a total of the two combined side yards equaling 30 feet.
- b. The minimum rear yard for each main structure shall be 25 feet.

23-8 Height Regulations

Permitted structures may be erected up to 50 feet from grade with the following exceptions: communication towers, cupolas, monuments, water towers, chimneys, flues, flag poles, storage silos and structures associated with waste water treatment facilities.

23-9 Screening

Structures and uses are required to be screened from abutting residential development. The screen shall be within one (1) foot of the common property line and consist of a solid masonry wall, a uniformly painted solid board fence, or evergreen hedge eight (8) feet in height except in areas requiring natural air circulation, unobstructed view, or other technical considerations necessary for proper operation.

23-10 Accessory Building Regulations

Accessory buildings as defined, including roof overhang, shall be behind the main building setback line and shall be no closer than 15 feet to any property line.

23-11 Additional Requirements Including But Not Limited To:

- a. **Chesapeake Bay Act:** refer to Article 22 of this Ordinance.
- b. **Flood Plain:** refer to Article 21 of this Ordinance.
- c. **Landscaping:** refer to Article 24 of this Ordinance.²
- d. **Off-Street Parking:** refer to Article 13 of this Ordinance.
- e. **Signs:** refer to Article 12 of this Ordinance.

² Section Added - January 15, 1998 (Ordinance 397)

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