

4.10 LIGHT INDUSTRIAL DISTRICT (M-1)

(1) **Purpose and Intent.**

The purpose of the M-1 District is to provide a means of accomplishing the economic goals and industrial objectives in the Town's Comprehensive Plan, which considers the economic production and distribution of goods manufactured in the community as in relation to regional and national competitors. The intent in having this District is to provide for industrial areas where adequate transportation facilities, topographic conditions, and utilities are available for light industry.

(2) **Permitted Uses.**

The following uses are permitted in the M-1 Zoning District:

- (A) Public or private offices or office buildings with sewage discharge limited to domestic effluent.
- (B) Truck, bus, or rail terminals and railroad switching yards.
- (C) Warehousing, including mini-warehouses, or wholesaling of manufactured goods, except that live animals, explosives, or flammable gases or liquids or toxic materials shall require a Conditional Use Permit.
- (D) Public utility facilities except sewage treatment plants, garbage incinerators and sanitary landfills.
- (E) Police and fire stations and post offices.
- (F) Automotive upholstery and body repair shops, laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
- (G) Commercial bakeries, greenhouses, dry printing and publishing.
- (H) Distributors of food products and food locker plants.
- (I) Retail sales and service facilities, such as retail outlet stores, surplus goods stores, and restaurants and food service facilities, when established in conjunction with a permitted manufacturing or processing facility.
- (J) Radio, television, and telecommunication transmitting or relay towers and facilities and telecommunication towers and antennas.

- (K) Accessory Buildings. Accessory buildings, uses, and activities customarily incidental to the permitted uses. Accessory use may include a septic tank and field system, when approved by the County Planning & Zoning Committee which shall not exceed 5,000 gallons per day flow, serving an individual building or use. The provisions of WI ADMIN CODE NR214 shall be complied with at all times.
- (L) Agricultural uses.
- (M) Welding, sheet metal, and blacksmith shops.
- (N) Fabrication and assembly of construction components from non-toxic materials or substances.

(3) Conditional Uses.

A conditional use in the M-1 District is to permit the following uses only after public hearing and approval of the Planning & Zoning Committee. The Committee shall review the applicable facts pertaining to the proposed conditional use according to the standards established in Section 5 of this Ordinance.

- (1) Assembly of goods.
- (2) Tank facilities for petroleum, gas and chemical products for wholesale or retail sales.
- (3) Terminal facilities for flammable gases or liquids.
- (4) Sale of live animals.
- (5) Contractor storage yards and sale of machinery and equipment.
- (6) Packaging of confections, cosmetics, electrical appliances, electronic devices, instruments, pharmaceuticals, jewelry, tobacco, and toiletries.
- (7) Animal hospitals, animal clinics or veterinary services provided all kennels are within completely enclosed buildings.

(4) Requirements for Permitted and Conditional Uses.

Within the M-1 District the following standards shall apply:

- (A) Minimum Lot Area: 2 acres
- (B) Maximum Building Height: 35 ft.

- (C) Minimum Front Yard or Corner Lot Setback: 50 ft. (75 feet if parking is permitted in front yards)
- (D) Minimum Rear Yard Setback: 50 ft.
- (E) Minimum Side Yard Setback: 20 feet (50 feet when abutting a residential area)
- (F) Minimum Average Lot Width: 100 ft.
- (G) Minimum Accessory Side Yard Setback: 8 ft.

(H) Parking and Loading Requirements:

1. All light industrial establishments shall provide one 200 square foot parking space per two employees.
2. Every structure or building containing at least 5,000 square feet of gross floor area shall provide off-street loading space measuring not less than ten feet by forty feet and having a height, clear of all obstructions, of fourteen feet, according to the following schedule:

Gross Floor Area	Number of Loading Spaces
5,000 sq. ft. to 24,000 sq. ft.	1
25,000 sq. ft. to 60,000 sq. ft.	2
60,000 sq. ft. to 96,000 sq. ft.	3
96,000 sq. ft. to 144,000 sq. ft.	4
144,000 sq. ft. to 192,000 sq. ft.	5
192,000 sq. ft. to 240,000 sq. ft.	6
240,000 sq. ft. to 294,000 sq. ft.	7
294,000 sq. ft. to 348,000 sq. ft.	8
For each additional 54,000 sq. ft.	1 additional space

3. The Planning & Zoning Committee may permit the required loading spaces to remain undeveloped until it decides that they are needed.
4. Not more than forty percent (40%) of the lot containing any use permitted in this District may be used for open storage of raw material, or any other material. Such storage shall be effectively screened from non-industrial uses or districts by a solid wall or fence, or a planted hedge or shrubbery.

- (I) Screening: All storage, except of licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened from non-industrial uses or districts using one of the following:
1. By a solid wall or fence not less than six feet nor more than eight feet in height; or
 2. By a densely planted hedge or shrubbery at least six feet in height which effectively causes a visual barrier; or
 3. By a permanent evergreen planting, the individual trees to be of such a number and kind and so arranged that they will effectively cause visual barrier at least six feet in height.
- (J) Front Yard Setbacks: All front yard setbacks are also subject to Section 8.1 of this Ordinance for setbacks on arterial, collector and local roads.
- (K) Floor Drains: To help prevent ground water contamination, no building shall have floor drains.