

Secs. 25-308--25-320. Reserved.

DIVISION 14.

INDUSTRIAL DISTRICT M-1

Sec. 25-321. Purpose.

The intent of Industrial District M-1 is to establish and preserve areas for industrial uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. These uses should be served by public water and sewerage or a suitable, approved community water and sewerage system. This district, and additions to existing districts, should be in proximity to other existing and/or planned commercial, industrial and institutional land use activities with utilities and superior road access.
(Res. of 1-1-02, § 2-1401)

Sec. 25-322. Permitted uses.

The following uses are permitted by right, subject to compliance with all other requirements of this chapter, and all other applicable regulations.

- (1) Manufacture, processing, fabrication and/or assembly of products having characteristics similar to but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, musical instruments, toys, novelties, sporting goods and athletic goods, boats, rubber and metal stamps, die-cut paperboard and cardboard, glass products made of purchased glass, pottery and ceramic products using only previously pulverized clay, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio, consumer electronics and TV receiving
- (2) Day care center.
- (3) Agriculture, horticulture, forestry.
- (4) Cabinet, furniture and upholstery shops.
- (5) Radio and television recording studio.
- (6) Monumental stone works.
- (7) Public utility generating, booster or relay stations, transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities, including railroads and facilities and water and sewerage installations.
- (8) Mini-warehouses.
- (9) Wholesale businesses and storage warehouses
- (10) Offices.
- (11) Laboratories, pharmaceutical and/or medical uses.

- (12) Commuter parking lot.
- (13) Conference or training center.
- (14) Auto body repair.
- (15) Telecommunications towers, attached, subject to standards of section 25-441.
(Res. of 1-1-02, § 2-1402)

Sec. 25-323. Uses permissible by special exception.

The following uses may be permitted by the board of supervisors as special exception uses, subject to compliance with all other requirements of this chapter, and all other applicable regulations.

- (1) As a transitional use, to an A or R district only, a use permitted by right in the B-1 or B-2 district where the impact on adjoining A or R district will be less than other uses permitted by special exception in the M-1 district.
- (2) Truck terminals.
- (3) Truck complexes.
- (4) Telecommunication tower, freestanding, subject to the standards of section 25-441.
- (5) Coal and wood yards.
- (6) Civic, social, fraternal meeting place.
- (7) Facilities for fitness, lessons in dance, sport skills.
- (8) Hotel or motel.
- (9) Hospital.
- (10) Water or sewerage treatment plant.
- (11) Utility substation.
- (12) Bank or financial institution.
- (13) Contractor service establishment, excluding retail sales.
- (14) Recycling drop off and processing centers.
- (15) Outdoor recreation establishment.

(16) Government buildings, functions.

(17) Individual well and septic systems approved by the state health department.

(Res. of 1-1-02, § 2-1403)

Sec. 25-324. District requirements.

Minimum district area: Ten (10) acres, except that subject to special exception approval, minimum district size may be reduced to no less than three (3) acres.

(Res. of 1-1-02, § 2-1404; Res. No. 02-06-19, 6-18-02)

Sec. 25-325. Lot requirements.

(a) *Minimum lot area:* One (1) acre.

(b) *Minimum lot width:* One hundred (100) feet.

(Res. of 1-1-02, § 2-1405)

Sec. 25-326. Building requirements.

(a) *Minimum yards.*

(1) Front: Thirty (30) feet.

(2) Side: Ten (10) feet. (Fifty (50) feet adjoining residential).

(3) Rear: Thirty (30) feet. (Fifty (50) feet adjoining residential).

(b) *Maximum density.* Maximum floor area ratio: 0.40; impervious surfaces on any lot shall not exceed sixty (60) percent of the lot area.

(c) *Minimum building setback.* Twenty-five (25) feet when parking is located behind principal building, when parking screened from public road view with berms and/or coniferous landscaping, or when parking lot landscaping is increased by at least fifty (50) percent over minimum requirements; otherwise building setback shall be eighty (80) feet plus distance of impervious surfaces.

(d) *Building height.* Forty-five (45) feet. Parapet walls are permitted up to four (4) feet above the maximum height. Buildings over forty-five (45) feet in height may be permitted by the board of supervisors as a special exception where building setback is increased five (5) feet for each additional foot over forty-five (45) feet plus such other conditions as the board of supervisors imposes.

(Res. of 1-1-02, § 2-1406)

Sec. 25-327. Use limitations.

(a) *Public water and sewer service.* All development within the M-1 district is required to be served by public or community water and sewer facilities which comply with current county and state health

department standards unless granted a special exception under section 25-323(17).

(b) *Access.* Lot access for M-1 districts or lots shall not be provided through contiguous residential districts, residential areas of planned districts, or residential subdivisions in the A-1 or RR districts.

(c) *Indoor/outdoor operations.* All manufacturing operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors as a special exception use.

(d) *Noise.* Noise levels generated on-site shall comply with Article II Noise, of the Noise Ordinance of the Botetourt County Code.

(Res. of 1-1-02, § 2-1407)

Secs. 25-328--25-340. Reserved.

DIVISION 15.

INDUSTRIAL DISTRICT M-2

Sec. 25-341. Purpose.

The intent of Industrial District M-2 is to establish and preserve areas for industrial and related uses of such a nature that they require isolation from many other types of land uses because of traffic or nuisance factors, such as noise, glare, smoke, dust or odor. This district, and additions to existing districts, should be in proximity to other existing and/or planned commercial, industrial and institutional land use activities with utilities and superior road access.

(Res. of 1-1-02, § 2-1501)

Sec. 25-342. Permitted uses.

The following uses are permitted by right, subject to compliance with all other requirements of this chapter, and all other applicable regulations.

- (1) Manufacture, processing, fabrication and/or assembly of products having characteristics similar to but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, musical instruments, toys, novelties, sporting goods and athletic goods, boats, rubber and metal stamps, die-cut paperboard and cardboard, glass products made of purchased glass, pottery and ceramic products using only previously pulverized clay, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio, consumer electronics and TV receiving, bags and containers, sanitary paper products, optical goods, electrical machinery, mobile homes, prefabricated and modular housing and components, dairy products, feed and grain, baked and confectioners goods, farm machinery, fruit and vegetable processing, canning, storage.
- (2) Sawmills and planing mills.