

Section 4.9 M-1: Manufacturing District

A. District Intent.

The intent of the Manufacturing District is to permit the use of land, buildings, and structures for the manufacturing, processing, fabricating, compounding, treatment, packaging and/or assembly of materials or goods, warehousing or bulk storage of goods, and related accessory uses.

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DISTRICT**

B. Uses Allowed.

Permitted and Special Uses shall be limited to those listed below (also in [Section 4.10: Full Table of Permitted and Special Uses](#)) and shall be subject to all applicable provisions of [Article 5: Plan Review](#), [Article 6: Special Use Review](#), and [Article 7: Supplemental Regulations](#).

TABLE OF PERMITTED USES & SPECIAL USES	
P = Permitted by right S = Permitted with a Special Use Permit <i>\$7.x indicates supplemental regulations apply</i>	M-1
Accommodation & Food/Event Services	
Food Trucks & Food Truck Parks (food trucks are not permitted in the DDA boundary) \$7.15	P
Wineries, Cider Mills, Distilleries & Breweries including Tasting Rooms & Distribution Operations (no tasting rooms permitted in M-1)	P
Agriculture, Forest Products & Animal Services	
Agricultural Products Processing & Storage	P
Grain Elevators	P
Arts, Entertainment & Recreation	
Shooting Range, Indoor	P
Commercial	
Auto or Vehicle Repair Garage including Auto Body/ Paint/Interior & Glass Repair, & Oil Change	P
Automobile Tire Sales/Installation	P
Automotive Equipment Rental & Leasing	P
Automotive Towing Businesses	P
Boat/RV/Recreational Equipment Repair & Storage	P
Bulk Seed, Feed, Fertilizer & Nursery Stock Outlet & Distribution Centers (including wholesale)	P
Business Incubators	P
Car Washes	P
Cleaning Services	P
Commercial/Industrial Equipment Rental & Leasing	P

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Commercial (cont.)	
Contractors (ex: construction, electrical, plumbing, heating, landscaping, interior designers & similar) with Outdoor Storage	P
Contractors (ex: construction, electrical, plumbing, heating, landscaping, interior designers & similar) with No Outdoor Storage	P
Extermination & Pest Control Services	P
Farm Implement Display & Sales Rooms	P
Greenhouses, Nurseries & Landscaping Supply	P
Lumber Mills	P
Lumber Yards	P
Marihuana Facilities & Establishments (Medical & Adult Use):	
Marihuana Microbusinesses \$7.6	S
Marihuana Retailers \$7.6	S
Marihuana Processors \$7.6	S
Marihuana Safety Compliance Facilities \$7.6	S
Marihuana Secure Transport Facilities \$7.6	S
Repair Shops, Large Items (including but not limited to commercial & industrial equipment, lawn mowers, and similar items) <u>not</u> within a Totally Enclosed Building	P
Truck & Heavy Equipment Sales/Service Establishments	P

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Commercial (cont.)	
Upholstery Shop	P
Wineries/Distilleries/Breweries without Food or Drink Service	P
Educational Services & Religion	
Trade/Industrial Schools	P
Manufacturing, Industrial & Waste Management	
Manufacturing, Light – including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products. Light Manufacturing are those facilities in which the modes of operation of the facility have no external effects and do not directly affect nearby development. External effects shall include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, and vibration.	P
Manufacturing, Heavy – including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products. Heavy Manufacturing are those facilities in which the modes of operation of the facility do have external effects and may directly affect nearby development. External effects shall include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, and vibration. In addition, any facility that manufactures or engages in the following shall be classified as Heavy Manufacturing: cement, lime, gypsum, plaster of paris, explosives, fertilizer, glue, chemicals, tannery/curing of rawhide, wool pulling/scouring, fat rendering, and distillation of bones.	P
Manufacturing, Food	P
Accessory Uses incidental to Manufacturing (offices, food services)	P
Accommodations for a Watchman/Caretaker (limit of one dwelling unit)	P
Blast Furnace, Steel Furnace, Blooming or Rolling Mill	P
Central Dry Cleaning Plants (not dealing directly with customers)	P

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Manufacturing, Industrial & Waste Management (cont.)	
Concrete, Cement, Gypsum, Plaster of Paris Manufacture	P
Crematoriums	S
Extraction of Natural Resources (Mining on Property)	P
Food Hub/Food Incubator Facility	P
Incinerator Plants	S
Industrial Parks	P
Junkyards/Salvage Yards/Scrap Yards/Waste Collection Services §7.13	S
Laboratories, Research	P
Machine Shops	P
Metal Plating/Buffing/Polishing	P
Manufacturing in Conjunction with Retail Component (Small Scale Manufacturing Dealing Directly with Retail Customers)	P
Monument Works Having a Retail Outlet on the Premises	P
Oil & Gas Processing Facilities	S
Petroleum Products, Gas Products, Paint & Chemical Bulk Storage & Distribution	P
Propane Distributors & Supply Facilities	P
Pressurized Gas Filling & Distribution (as a principal use)	P
Printing & Engraving Plants	P
Recycling Facilities/Transfer Stations	P
Research/Design/Experimental Product Development/Testing	P
Slaughter Houses & Stock Yards	S
Smelting Industries	S
Tool & Die Shops	P
Miscellaneous	
Accessory Buildings/Structures §3.11	P
Fences (in accordance with the City Of Gaylord Fence Ordinance)	P

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Public Facilities	
Public Works Facilities with Outdoor Storage	P
Transportation Services, Warehousing, Wholesale Trade & Storage	
Airports, Landing Fields, and Heliports	S
Couriers/Parcel Packing/Delivery Establishments	P
Drone (Unmanned Aerial) Centers	P
Distribution Centers, Freight Terminals & Trucking Facilities	P
Railyards	P
Transit & Ground Passenger Transportation	P
Transit & Ground Passenger Transportation (only depot/station)	P
Truck Washes	P
Wholesale Establishments	P

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Utilities, Energy & Communications	
Amateur Radio Antennae (roof- or ground-mounted)	P
Battery Energy Storage Systems <i>§7.12</i>	S
Essential Services, Public & Private <i>§3.6</i>	P
Essential Service Buildings & Facilities (such as transformer stations, substations, utility exchanges, pump stations) <i>§3.6</i>	S
Public Utility Facilities – does not include Essential Service Buildings	P
Solar Energy – Accessory (Roof-Mounted or Building-Mounted) <i>§7.8</i>	P
Solar Energy – Accessory (Ground-Mounted) <i>§7.8</i>	P
Solar Energy Facilities <i>§7.9</i>	P
Wind Energy Facilities & Anemometer Towers (Utility-Scale) <i>§7.11</i>	S
Wind Turbines (Accessory) <i>§7.10</i>	S
Wireless Facilities – Co-Location <i>§7.4</i>	P
Wireless Facilities – Small Cell <i>§7.5</i>	S

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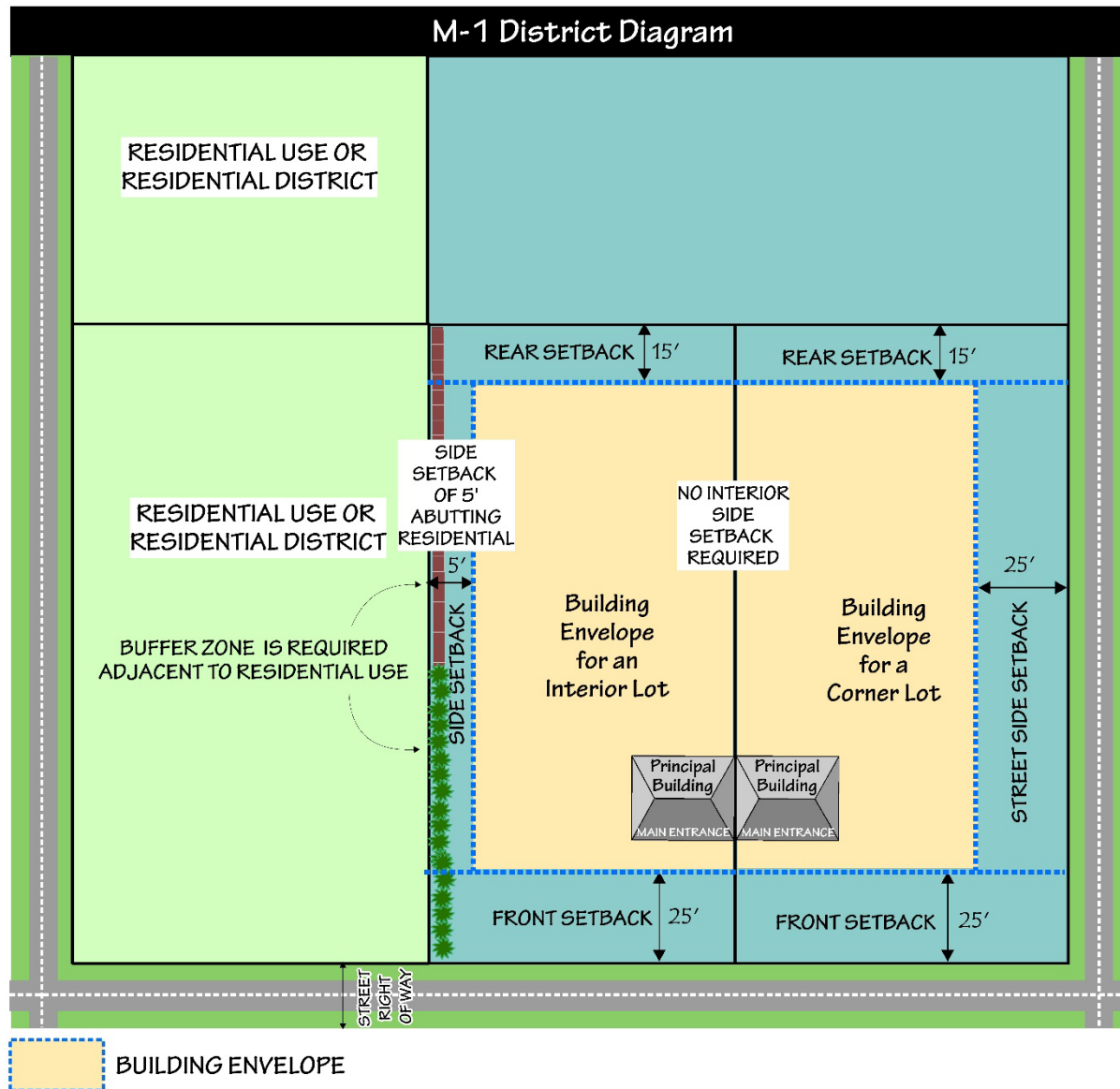
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C. Development Standards for M-1 District.**M-1
DISTRICT**

Principal buildings within this district shall adhere to the standards within this table unless specifically stated otherwise in this Ordinance:

1. Lot & Building Standards	
a. Lot Area (min.)	None
b. Lot Width (min.)	None
c. Building Height (max.)	100 ft or 8 stories except as provided in §4.2 of this Ordinance.
d. Floor Area (min.)	None
2. Setbacks	
	See Figure 4.9
a. Front (min.)	25 ft
	Where lots have double frontage, the required front yard shall be provided on both streets.
	On corner lots, there shall be a front setback on both streets. The rear yard shall be the yard opposite the main entrance of the principal building.
b. Side (min.)	0 ft
	When a lot abuts an "R" District or use, the side setback shall be a minimum of 5 ft.
c. Rear (min.)	15 ft
3. Additional Development Standards	
a. Accessory Buildings	See §3.11
b. Screening	When a non-residential use abuts a residential use or district, screening is required per §3.17 .
c. Fences	See Section 20-500 of the Gaylord Municipal Code
d. Decks & Patios	Decks and patios shall be subject to the same setbacks as the principal building.
e. Signs	See Section 20-400 of the Gaylord Municipal Code
f. Parking	See §3.18

Figure 4.9

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