

Article 9

INDUSTRIAL, LIMITED M-1

Statement of Intent

This district is established to permit certain light to median industrial uses near a labor supply for which satisfactory evidence is presented that such uses, either by right or special use permit, will not adversely affect any contiguous district by reason of odor, glare, smoke, dust, vibration, noise, sight, or contamination of water, air, and land. Such establishments shall not result in any unusually danger of fire, explosion, drowning, or hazard to life or limb.

In addition to the zoning ordinance, uses in this zone may be subject to the requirements of Madison County Subdivision Ordinance, Site Plan Ordinance, Soil Erosion and Sedimentation Control Ordinance, and/or Floodplain Management Ordinance.

9-1 Use Regulations

In the Industrial, Limited District M-1, no building shall be erected or altered and no building or premises shall be used for any purpose except:

Uses Permitted By Right

- 9-1-1 Accessory use and building as defined
- 9-1-2 Manufacture or assembly plant for small equipment
- 9-1-3 Heavy equipment sales and service (tractor trailer repairs)
- 9-1-4 Commercial greenhouse
- 9-1-5 Contractor's equipment storage yard and office
- 9-1-6 Manufacture, compounding, processing of apparel, agricultural produce, bakery goods, candy, drugs, perfumes, pharmaceutical, toiletries, food products, musical instruments, toys, pottery, baskets, figurines or other similar ceramic products.
- 9-1-7 Bank and saving and loan association
- 9-1-8 Restaurant
- 9-1-9 Office building
- 9-1-10 Warehousing and wholesale commercial use
- 9-1-11 Heliport
- 9-1-12 Laboratory (pharmaceutical or medical)
- 9-1-13 Research and development facility

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- 9-1-14 Trade school *(Need to see Treasurer about utility tax.)*
- 9-1-15 Public service corporation transmission lines, poles, pipes, meters, transformers and other facilities necessary for the transmission and maintenance of public service utilities. Subject to Section 15.1-456 of the Code of Virginia, 1950, as amended.
- 9-2 Special Permit Uses: The following uses may also be permitted subject to securing a special use permit as provided for in Article 14-3.
- 9-2-1 Any use requiring laboratory analysis and testing of animals, vegetables or minerals.
- 9-2-2 Manufacture or finishing of modular units made from wood or other materials and designed for use as components in building construction of all types, including furniture.
- 9-2-3 Petroleum storage
- 9-2-4 Moving and storage facility *(mini warehouses.)*
- 9-2-5 Truck terminal
- 9-2-6 Welding or blacksmith shop
- 9-2-7 Septic tank sales and service
- 9-2-8 Wood preserving operation
- 9-2-9 Meat, poultry and fish processing *(Caldwell Tower Per Strack, 4-1-98.)*
- 9-2-10 Public service corporation generating, booster, or relay station (Main)
- 9-2-11 Other limited industrial use of a similar nature not specifically enumerated in this article of the ordinance. *(Need to see Treasurer about utility tax.)*
- 9-2-12 Mobile home and travel trailer sales and service
- 9-2-13 Indoor health club
- 9-2-14 Day care center
- 9-2-15 Office trailer
- 9-2-16 Retail Store
- 9-3 Area Regulations
None, except that area required to meet the regulations of this Article and the regulations of the State Health Department and the Virginia Department of Transportation.
- 9-4 Maximum Percent of Lot Coverage
- 9-4-1 Eighty (80) percent of lot, provided offstreet parking and loading space is sufficient to accommodate the use proposed.
- 9-4-2 Fifty (50) percent of the lot for any building in excess of fifty (50) feet in height.

9-4-3 Lot coverage shall include buildings, roads, parking, loading, and other pavement coverage.

9-5 Setback Regulations
Structures shall be located fifty (50) feet or more from any street right-of-way which is fifty (50) feet or greater in width and seventy-five (75) feet or more from the center line of any street right-of-way less than fifty (50) feet in width.

9-6 Frontage Regulations
The minimum frontage for permitted uses shall be eighty (80) feet at the building setback line. The minimum distance which the main building is required to be located from the street right-of-way or center line shall be known as the setback line.

9-7 Yard Regulations
The minimum side and rear yards shall be fifteen (15) feet except that when the permitted use adjoins or is adjacent to a residential, agriculture, or conservation zone, the minimum side and rear yards shall be sixty (60) feet.

9-8 Sign Regulations
Signs shall conform to Article 12 of this ordinance.

9-9 Height Regulations

9-9-1 Buildings may be erected up to fifty (50) feet in height from the average adjacent ground elevation except that:

9-9-2 When a building exceeds forty (40) feet in height, side and rear yard setbacks shall be increased by one (1) foot for each one (1) foot in height above forty (40) feet.

9-9-3 A public or semi-public building such as a school, church, library, or hospital may be erected to a height of sixty (60) feet provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over forty (40) feet.

9-9-4 Church spires, belfries, cupolas, monuments, water towers, fire towers, flues, flagpoles, television antennae, and radio aerials may exceed the height limit by no more than twenty-five (25) feet. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

9-9-5 Additional height above the stated height regulations requires

- a special use permit as provided for under Article 14-3.
- 9-9-6 No accessory building which is within twenty (20) feet of any party lot line shall be more than fifteen (15) feet high. All accessory buildings shall be less than the main building in height.
- 9-10 Special Provisions for Accessory Buildings
No regulation, except that no accessory building shall be closer to a side or rear property line than twenty (20) feet. No accessory buildings are permitted in the front of the setback line for the main building.
- 9-11 Offstreet Parking and Loading
Offstreet parking and loading is subject to Sections 14-9 and 14-10 of this Ordinance.
- 9-12 Entrance Regulations
- 9-12-1 The centerline of any entrance onto a Virginia primary road shall be six hundred (600) feet or more from the centerline of any adjacent entrance; provided, however, each parcel of land that fronts on a Virginia primary road and is recorded in the Clerk's Office of the Circuit Court of Madison County prior to June 20, 1990, shall be permitted to have at least one such entrance; and provided further that the aforesaid distance between entrances may be decreased to a point of nearest relief upon application by special use permit if the Board of Supervisors after recommendation from the Planning Commission and approval of the Virginia Department of Transportation finds that exceptional topographical conditions such as rock formations or floodplain areas justify such decrease.
- Each application for a special use permit under this paragraph shall include a plat of survey showing both the six hundred (600) foot entrance point and the point of nearest relief. After approval, said plat of survey shall be recorded by the applicant in the Clerk's Office of the Circuit Court of Madison County.
- 9-12-2 The centerline of any entrance onto U. S. Route 29 shall be nine hundred (900) feet or more from the centerline of any adjacent entrance; provided, however, each parcel of land that fronts on U. S. Route 29 and is recorded in the Clerk's Office of the Circuit Court of Madison County prior to June 20, 1990, shall be permitted to have at

least one such entrance; and provided further that the aforesaid distance between entrances may be decreased to a point of nearest relief upon application by special use permit if the Board of Supervisors after recommendation from the Planning Commission and approval of the Virginia Department of Transportation finds that exceptional topographical conditions such as rock formations or floodplain areas justify such decrease.

Each application for a special use permit under this paragraph shall include a plat of survey showing both the nine hundred (900) foot entrance point and the point of nearest relief. After approval, said plat of survey shall be recorded by the applicant in the Clerk's Office of the Circuit Court of Madison County.

Entrances shall be located at crossover points on U. S. Route 29 if feasible and required by the Virginia Department of Transportation.

The aforesaid entrance regulation shall not apply to U. S. Route 29 Business.