

ZONING

ARTICLE VII. INDUSTRIAL DISTRICTS

Sec. 23-131. M-1 industrial park district.

(a) **Purpose.** The M-1 district is intended for clean, low environmental impact industrial uses that are compatible with neighboring residential, office and commercial districts through limiting outdoor storage and providing adequate landscaping and screening for buildings, structures and off-street parking areas.

(b) **Principal permitted uses.** The following principal uses are permitted as of right in the M-1 district, subject to any contracts, agreements, covenants, restrictions and leases the City maintains on City-owned industrial properties.

Residential Uses	Public and Semi Public Uses	Non-Residential Uses
<ul style="list-style-type: none">• None.	<ul style="list-style-type: none">• Governmental facilities.• Registered historic places open to the public and having retail space occupying not more than ten percent (10%) of the gross floor area of the building.	<ul style="list-style-type: none">• Agriculture.• Commercial entertainment.• Community garden.• Freight distribution or moving centers.• Manufacturing, light.• Offices.• Multi-tenant buildings.• Printing.• Research laboratory or testing facilities.• Urban farms pursuant to §23-66(h)(17).• Warehouses.• Wholesale facilities.

(c) **Accessory uses.** Accessory uses in the M-1 district may include:

- (1) The accessory uses, buildings and structures set forth in §23-43 are permitted as of right in the M-1 district.
- (2) Day care, group; occupying not more than twenty-five percent (25%) of the gross floor area of the building or structure.
- (3) Drive through facility pursuant to §23-49.
- (4) Personal service occupying not more than twenty-five percent (25%) of the gross floor area of the building or structure.
- (5) Outdoor storage pursuant to §23-46.
- (6) Showrooms and incidental retail sales provided that:
 - a. Such showrooms and on-premises sales are limited in floor area to no more than twenty-five percent (25%) of the total gross floor area occupied by the permitted or special use and,
 - b. All goods being displayed or offered for sale are the same as those being manufactured and/or stored/distributed on the premises; and
 - c. The industrial character of the property is maintained.
- (7) Fences and walls pursuant to §23-44.

(d) **Temporary uses and structures.** Temporary uses and structures specified in §23-54 may be permitted in the M-1 District.

(e) **Special uses.** Special uses in the M-1 district may include:

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Residential Uses	Public and Semi Public Uses	Non-Residential Uses
<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • Essential services. 	<ul style="list-style-type: none"> • Electronic towers pursuant to §23-66(h)(1) • Helicopter landing pads pursuant to §23-66(h)(9). • Manufacturing, heavy. • Outdoor commercial entertainment pursuant to §23-66(h)(11). • Parking garages. • Recycling centers. • Recycling collection points pursuant to §23-66(h)(14). • Recycling and waste recovery centers pursuant to §23-66(h)(13). • Sexually-oriented establishments pursuant to Article XII. • Towers or antennas for wireless telecommunication services pursuant to Article XIII.

(f) **Site plan.** Prior to obtaining a building permit on any land in the M-1 district, a site plan shall be required in accordance with §23-570, Site plan review and approval.

(g) **Parking, loading and landscape standards.** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards. Landscaping requirements are set forth in §23-601, Landscaping and screening standards.

(h) **Development standards.** The space limits applicable in the M-1 district are as follows:

- (1) **Minimum lot area.** One (1) acre.
- (2) **Maximum lot coverage.** Ninety percent (90%).
- (3) **Minimum lot width.** One hundred fifty (150) feet.
- (4) **Minimum front yard.** Forty (40) feet.
- (5) **Minimum rear yard:**
 - a. Twenty-five (25) feet.
 - b. Fifty (50) feet if abutting a residentially-zoned district.
- (6) **Minimum side yard:**
 - a. Twenty-five (25) feet.
 - b. Fifty (50) feet if abutting a residentially-zoned district.

(7) **Maximum building height.** Sixty (60) feet.

(Ord 121-05, §1, 10-25-05; Ord 103-08, §1, 5-27-08; Ord 159-08, §1, 10-7-08; Ord 31-11, §1, 1-25-11; Ord 158-11, §1, 7-26-11; Ord 209-11, §1, 9-27-11; Ord 60-12, §1, 6-6-12; Ord 61-12, §1, 6-6-12)

Sec. 23-132. M-2 general industrial district

(a) **Purpose.** The M-2 district is intended to preserve and secure areas already established with industrial type or related uses or for new uses that meet the purposes of this district. The M-2 district is also intended to apply standards for existing uses that will minimize their effect on any adjacent residential or commercial land uses.