

M-1 Industrial District

Zoning district for industrial and other commercial uses – CH. 10-Zoning, Section 10.15

Permitted Uses: 10.15(1)

These uses are permitted only in the M-1 district:

- Foundries and forging plants
- Structural steel fabrication plants
- Metal pressing, stamping or spinning plants
- Mobile home and manufactured housing plants
- Manufacturing and assembly plants for automobiles, farm equipment and construction machinery (as distinguished from other manufacturing and assembly plants permitted under C-1 Commercial, below)

All the uses below this are permitted in the M-1 and C-2 Commercial districts:

Note: Uses are not limited in regard to size.

- Major repairs to motor vehicles
- Sales, rental or leasing of new and used motor vehicles
- Sales of new and used mobile homes
- Sales, service and rental of recreational equipment
- Sales, service, repairs, storage, rental and leasing of new and used contractor's machinery and equipment
- Storage, repair and maintenance of carnival, concession and circus machinery and equipment
- Truck and bus terminals

- Construction equipment operator training schools, if privately operated
- Automobile and truck driver training schools, if privately operated
- Parking or storing of motor vehicles
- Bulk fuel storage
- Sales and storage of lumber and building material
- Slaughterhouses, meat processing plants
- Bottling plants
- Fertilizer mixing or blending plants
- Auxiliary or supplemental electric generating stations
- Storage or processing of scrap or waste materials inside a building
- Warehouses
- Mini-warehouses
- Adult book stores

All the uses below this are permitted in the M-1, C-2 and C-1 Commercial districts:

- Retail and service uses
- Sales and repair of lawn and garden equipment
- Bicycle sales and service
- Self service laundries and dry cleaning establishments
- Medical, dental and veterinary clinics
- Banks, offices, office buildings and condominium office buildings, (limited to 2 floors of office space in C-1;
- Bakeries
- Printing plants
- Laundries and dry cleaning plants

- Woodworking shops
- Machine shops
- Rental businesses
- Distribution centers
- Wholesale businesses
- Manufacturing and assembly plants
- Experimental laboratories (limited to 5,000 square feet in C-1)
- Crematoriums
- Marinas
- Rooming and boarding houses
- Games (not lighted)
- Warehousing and storage incidental to a permitted use
- Off-site parking of motor vehicles

All the uses below this are permitted in the M-1, C-2, C-1 and LC-1 Limited Commercial districts:

- General, mechanical and landscape contracting businesses
- Storage, maintenance and repairs of maximum 12 items of construction equipment necessary for the operation of a general, mechanical or landscape contracting business
- Outside storage of materials or supplies used by a contractor
- School bus and motor coach transportation businesses
- Storage, maintenance and repairs of vehicles and school buses used in school bus and motor coach transportation businesses
- Single family residence for an owner of the business or a caretaker
- Utility services

Conditional Uses: 10.15(2)

- Drive-in establishments (see Note A)
- Automobile race tracks
- Motorcycle race tracks (See Note B)
- Mineral extraction (see 10.191)
- Solid waste disposal operations
- Sanitary landfill sites
- Salvage recycling centers (see 10.20)
- Auto laundries and car washes
- Taverns
- Residence for a watchman or caretaker
- Communication towers (see 10.194)
- Governmental uses
- Agricultural uses
- Fertilizer manufacturing plants
- Explosive and chemical manufacturing plants

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Setbacks and Height requirements 10.15

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)
State or Fed. Hwy: 100/42 feet
County Highway: 75/42 feet
Town Road: 63/30 feet
Subdivision streets platted prior to DCCO: 20 feet
All other streets: 30 feet

Height:
50 feet maximum, excluding tanks, storage bins, silos and towers

Side yard: 10 feet (see ordinance)

Rear yard: 10 feet minimum

General Notes for M-1 Industrial District

- Off-site parking of motor vehicles must comply with Dane County Code of Ordinances 10.18.
- Screening must be provided and maintained along lot lines (“interior” boundaries only, not rights-of-way) abutting a Residential district: Landscaping consisting of either a planted evergreen screen at least 6 feet wide and initially planted with 4-foot tall evergreen shrubs to ultimately form a continuous hedge at least 5 feet in height and maintained with healthy shrubs; or a solid 6-8 feet tall decorative wall or fence without any signs.

Livestock

Permitted only in slaughterhouses and meat processing plants, and as allowed under an Agricultural Use Conditional Use Permit (usually as limited or specified by Town Board or Dane County Zoning and Land Regulation Committee).