

Industrial M-1 Setback

7-1 USES

A building or land shall be used only for the following purposes:

- (a) assembly of electrical appliances, electronic instruments and devices, radios and phonographs; also the manufacture of small parts, such as coils, condensers, transformers, and crystal holders;
- (b) automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture shall be screened from public view;
- (c) blacksmith shop, welding or machine shop, excluding punch presses exceeding forty (40) ton rated capacity and drop hammers;
- (d) laboratories-pharmaceutical and/or medical;
- (e) manufacture, compounding, processing packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap toiletries and food products;
- (f) manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, yarn, and paint;
- (g) manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns;
- (h) manufacture, production or processing of aluminum;
- (i) manufacture of musical instruments, toys, novelties and rubber and metal stamps;
- (j) building material sales yards, plumbing supplies storage;
- (k) coal and wood yards, lumber yards, feed and seed stores, chemical stores;
- (l) contractors' equipment storage yards or plants, or rental of equipment commonly used by contractors;
- (m) cabinets, furniture and upholstery shops;
- (n) boat building;
- (o) monumental stone works;

- (p) wholesale businesses, storage warehouses;
- (q) truck terminals;
- (r) public airports & facilities;
- (s) sand and gravel operations, crushed stone operations; (**special exception permit required**)
- (t) mining operations;
- (u) bulk or petroleum storage;
- (v) permanent sawmills and planing mills;
- (w) brick manufacture;
- (x) junk storage and automobile graveyards;
- (y) manufacture of manufactured homes, modular homes, travel trailers, and the like;
- (z) public and semi-public buildings and structures;
 - (aa) utilities, electric generating facilities;
 - (bb) facilities, activities, and operations which are provided by a duly constituted unit of government (**special exception permit required**);
 - (cc) sewage and waste treatment facilities and disposal sites (**special exception permit required**);
 - (dd) dumps, landfills -non hazardous, non-radioactive materials and approved by the State Health Department, Board of Supervisors (**special exception permit required**);
 - (ee) accessory buildings;
 - (ff) tobacco sales and storage warehouses;
 - (gg) off-street parking in accordance with Article 13 of this ordinance;
 - (hh) signs in accordance with Article 12 of this ordinance;
 - (ii) asphalt plants (**special exception permit required**);
 - (jj) allow the operation of radio, television or communications towers and transmitters
 - (kk) manufacture of ethanol and associated agricultural products (**special exceptions permit required**)

7-2 AREA REGULATIONS

- (a) In areas served by central water and central sewers, there are no area regulations.
- (b) In areas not served by central water and central sewers, there are no area regulations.
- (c) In areas not served by central water and central sewers, the minimum area shall be that area required by the health official for the safe

installation and operation of an individual sewage treatment and waste water disposal system and water supply well.

7-3 YARD REGULATIONS

- (a) No part of any building shall be located any closer than twenty-five (25) feet to any right-of-way which is (50) feet or larger OR any closer than fifty (50) feet to the centerline of any right-of-way which is less than fifty (50) feet.
- (b) No part of any building shall be located any closer than fifteen (15) feet to any side or rear lot line except there shall be a zero setback on the side and rear lot lines when the adjoining or adjacent property either:
 - (1) is being used for commercial or industrial uses or
 - (2) is zoned for any commercial or industrial use.
- (c) Exception to the setback requirements: No setback shall be required from any property line shared with property owned by the Army Corp of Engineers for the Kerr Lake impoundments. A fifteen (15) feet setback shall be required from any property line shared with property owned by Virginia/Dominion Power on the Lake Gaston impoundment.

7-4 HEIGHT REGULATIONS

Refer to building code.

7-5 SCREENING

Buildings and uses that are required to be screened from public view and public highways, must meet screening standards. The screen shall be within one (1) foot of a common property line unless some greater or lesser distance is expressly provided for in the special exception permit and the screen shall be either a solid masonry wall, a uniformly painted solid board fence, eight (8) feet in height or an evergreen hedge must be planted that will reach eight (8) feet in height. Special variations may be made in areas requiring natural air circulation, unobstructed view, or other technical considerations necessary for proper equipment operation.