

Section 1. M-1 Light Industrial District.

Subsection 1. Generally.

The regulations set forth in this Section or set forth elsewhere in this Ordinance, when referred to in this Section, are the regulations in the M-1 Light Industrial District.

Subsection 2. Use Regulations.

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

1. Any use permitted in the R-7 Multiple Dwelling District or the B-3 Community Business District.
2. Contractor's or construction equipment dealer's yard.
3. Grain and feed storage.
4. Heating fuel or building material storage or wholesaling; provided, that the materials shall not be extracted or processed on the premises.
5. Lumber yard.
6. Truck terminal.
7. Railroad installation.
8. Warehouse.
9. Dairy, veterinary clinics, kennels, dog training and boarding facilities.
10. Assembly of parts for production of finished equipment.
11. Manufacturing, fabricating, processing, or assembling uses which do not create any objectionable noise, vibration, smoke, dust, odor, heat or glare, such as the following:
 - a. Boats (less than five tons.)
 - b. Bolts, nuts, screws, washers, rivets, nails, brads, tacks, spikes, staples and similar items.
 - c. Clothing.
 - d. Food.
 - e. Pharmaceuticals.
 - f. Furniture and wood products.
 - g. Glass products, but not including glass manufacture.
 - h. Hand tool and hardware products.
 - i. Ice.
 - j. Musical instruments, games or toys.
 - k. Office machines.
 - L. Plastic products, not including processing of raw materials.
 - m. Plating of silverware or utensils.
 - n. Signs.
 - o. Sporting goods.
 - p. Other similar uses.

12. Accessory structures and uses:
 - a. except that no outside storage of materials shall be permitted, when adjacent to a residential or agricultural zone district, except through grant of a special exception by the Zoning Board of Adjustment. Said Board may limit the type, area and height, and require enclosure by walls, fences, berms, shrubs, or trees, pre-existing or newly planted, sufficient to substantially screen its effects or visibility from nearby streets and any residential or agricultural zone districts;
 - b. including outside kennels or dog runs subject to submission of an overall site development plan to be reviewed and approved by the Zoning Advisory Committee prior to any grading, clearing, site improvements or issuance of related permits; provided, however, that no outside kennels or dog runs shall be permitted when within 1,000 feet of a residential zone district. The Zoning Advisory Committee will require enclosure by walls, fences, berms, shrubs or trees, pre-existing or newly planted, and may limit the type, area and height to sufficiently screen its effects or visibility from nearby streets and any adjacent uses.

Section 3. Area and dimensional regulations.

Except as provided in Articles VI and VIII, the area and dimensional regulations set forth in the following table shall be observed.

Maximum Height of Structure Feet	Front	Minimum Yards* Rear	Side	Minimum Lot Area Per Family	Minimum Lot Width
100 feet Where a structure is located upon a lot abutting any dwelling district, then any structure exceeding 35 feet shall be set back from the required yards abutting the dwelling district an additional distance of one foot for each foot of structure height above 35 feet.	None, except where the frontage between two intersecting streets is located partly in an "E" or "R" district and partly in an "M" district, the front yard requirements of the "E" or "R" district shall apply to the "M" District.	None, except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard not less than 25 feet.	None, except on the side of a lot abutting a dwelling district, in which case there shall be a side yard not less than 10 feet.	None	None

Subsection 4. Site Development Plan.

1. Except for Single Family and Two Family Dwellings, a site development plan is required in conjunction with all building permits for new construction and when a building or part thereof is enlarged or extended to at least fifty percent of its current floor area. At a minimum, the Site Development Plan, must show:
 - a. The direction of north, appropriate scale and existing and finished topography in not greater than two foot contour intervals.
 - b. The proposed location including any easements that may exist on site and elevation drawings of all sides of each building prototype.
 - c. The use of all structures and premises.
 - d. The location of proposed driveways and marked off-street parking spaces.
 - e. The edge of pavement for existing and proposed streets, driveways and walkways.
 - f. All service and loading spaces as well as the location of solid waste containers. Also, provide enclosure details for large solid waste containers, including their access in compliance with Article VI, Section 5.
 - g. Location and areas of illumination of all exterior lighting.
 - h. The location, size, number and character of all exterior signs.
 - i. The location, character and extent of landscaping, retaining and screen walls and other treatment for the protection of adjoining property or fences, and other measures for screening or buffering views from incompatible land uses. This includes detailed landscaping plans for structures and parking areas. The Landscaping plan shall include plant location, corresponding plant schedule and planting instructions. In addition to landscape requirements for off-street parking as specified in Article V, landscaping of the remainder of the lot, exclusive of areas occupied by structures and parking, shall not be less than five (5) percent. Said landscaping shall include a combination of shrubs, trees, and ground cover.
 - j. Plans and facilities for stormwater drainage of the premises.
 - k. Any proposed re-subdivision of the subject property; when applicable.
2. Any proposed condominium must also conform to Article VIII of the Birmingham Subdivision Regulations. The deed restrictions and covenants must show the treatment of all land held in common interest.

Subsection 5. Parking and loading regulations.

Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article V.

Subsection 6. Attached and semi-attached dwellings.

Attached and semi-attached dwellings must comply with the requirements set forth in Article VI, Section 15.

Section 2. M-1A General Industrial District.

Subsection 1. Generally.

The regulations set forth in this Section or set forth in this Ordinance, when referred to in this Section, are the regulations of the M-1A General Industrial District.

This district aims to accommodate wholesaling and manufacturing uses.

Subsection 2. Use Regulations.

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

1. Business and professional offices.
2. Religious, educational or charitable institutions.
3. Retail sales or business services.
4. Recreation, amusement or entertainment.
5. Automotive, farm implements, trailer, or heavy equipment sales, services and repair, including truck stops and terminals.
6. Repair or modification services for major appliances and electrical machinery.
7. Wholesale, distribution or warehousing operation.
8. Testing or research laboratory.
9. Contractor's or construction equipment dealer's yard or utilities' yards.
10. Lumber yard, temporary storage of non-toxic natural resources or non-hazardous materials.
11. Bottling plant, canning and preserving of fruits or vegetables.
12. Furniture, wood and paper products.
13. Printing, book binding.
14. Veterinary clinics, kennels, dog training and boarding facilities.
15. Assembly of parts for production of finished goods.
16. Other manufacturing, fabricating, processing or assembling uses and activities which do not create any danger to health or safety, air or water pollution either on or off-site, nor any objectionable noise, vibration, smoke, dust, fumes, odor, heat or glare in any abutting zone (excepting an M-2 or similar heavy industrial district), such as the following:
 - a. Textile mills, fabrics, clothing, leather or fur goods.
 - b. Grain mill products, bakery, pharmaceuticals.
 - c. Electrical appliances, equipment, instruments.
 - d. Motor vehicles, aircraft and boats less than five tons.
 - e. Professional, scientific instruments, office machines.
 - f. Jewelry, glass, optical goods, plastic ware.
 - g. Musical instruments, toys, sporting goods, hardware, utensils.
 - h. General industrial equipment.
 - i. Stone, clay and cement products.

17. Adult Care Facility, or Child Care Center.
18. Wireless communications facilities, in accordance with Article VI, Section 18.
19. Accessory structures and uses:
 - a. except that no outside storage of materials shall be permitted, when adjacent to a residential or agricultural zone district, except through grant of a special exception by the Zoning Board of Adjustment. Said Board may require enclosure by walls, fences, berms, shrubs, or trees, pre-existing or newly planted, and limit the type, area and height, to substantially screen its effects or visibility from nearby streets and any residential or agricultural zone districts;
 - b. including outside kennels or dog runs subject to submission of an overall site development plan to be reviewed and approved by the Zoning Advisory Committee prior to any grading, clearing, site improvements or issuance of related permits; provided, however, that no outside kennels or dog runs shall be permitted when within 1,000 feet of a residential zone district. The Zoning Advisory Committee will require enclosure by walls, fences, berms, shrubs or trees, pre-existing or newly planted, and may limit the type, area and height to sufficiently screen its effects or visibility from nearby streets and any adjacent uses.
20. None of the above activities shall involve resource production, foundries, processing or refining of raw materials such as ore, metals, rubber, plastic, fuel, petroleum, nor storage or disposal of hazardous chemicals or wastes.

Subsection 3. Area and dimensional regulations.

1. Except as provided in Articles VI and VIII, the area and dimensional regulations set forth in the following table shall be observed:

Maximum Height of Structure in Feet	Front	Minimum Yards Rear	Side	Minimum Lot Width
None, except on a lot abutting an "A", "E" or "R" District or any residential zone, then any structure exceeding 35 feet shall be setback from said district an additional one foot for each additional one foot of height above 35 feet.	40 feet	25 feet	15 feet each	80 feet

2. In addition no building shall be located closer than 75 feet to any agricultural or residential zoning district.
3. All structures and any impervious man-made surfaces shall cover no more than 80% of the land on any lot, and the remaining area shall be maintained in natural vegetation or landscaping.

Subsection 4. Parking and loading regulations.

Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article V.