

M-1

CHAPTER 7

PROVISIONS GOVERNING INDUSTRIAL DISTRICTS

SECTION

11-701. M-1 (Industrial) Districts.

11-701. M-1 (Industrial) Districts. Within the M-1 (Industrial) Districts as shown on the zoning map of Dyer, Tennessee, the following regulations shall apply:

(1) Uses permitted. The following uses are permitted:

(a) Retail and wholesale sales: automobile sales and service; automobile parts; agricultural implement sales and service; lawnmower sales and service; lumber and building materials; paint; mobile home sales and service; boats and boating equipment sales and service; sporting goods; greenhouse and nursery products; hardware; motorcycle sales and service; welding supplies.

(b) Services: animal hospitals and clinics; automobile service stations; auto repair garages; truck stops; barber shops; beauty shops; laundry and dry cleaning; restaurants; truck terminals; printing; tire repair and recapping; pest exterminator; sign shop; upholstery shop; plumbing and heating supply; outdoor advertising signs and structures; sheet metal shop; warehousing, including wholesale sales which are predominantly an enclosed warehouse operation, but not including gravel, sand, fertilizers, or other nuisance producing goods.

(c) Manufacturing, processing, or fabrication: canned or preserved fruits or vegetables; bakery products; bottling plants; candy and confectionaries; apparel and other finished products made from fabrics; drugs; footwear, except rubber; leather gloves and mittens; luggage goods; glass products made of purchased glass; communication equipment; electronic components and accessories; professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks; jewelry, silverware, and plated ware.

(d) Federal, state, and municipal uses.

(e) Research laboratories.

(f) Accessory use customarily incidental to any aforementioned permitted use.

(2) Uses permitted on appeal.

(a) Any other use which, in the opinion of the board of zoning appeals, is similar in character to those enumerated in subsection (1) and will not be detrimental to

the district in which located, may be permitted on appeal subject to such conditions and safeguards as may be required by the board of zoning appeals.

(b) Auto wrecking yard (junk yard), providing the board of zoning appeals shall consider at least the following factors before granting approval.

(i) The proposed use must front on a street of no lower classification than collector.

(ii) Must be an appropriate distance (as determined by the board of appeals) from all residential districts.

(iii) Adequate screening (as determined by the board of zoning appeals) must be provided.

(3) Uses prohibited. Any use not specifically permitted by the terms of this chapter or permissible on appeal is prohibited. The board of appeals shall specifically not have the authority to permit: single and multi-family dwellings; hotels and motels; bag cleaning; boiler and tank works; crematory; curing, tanning, and storage of raw hides and skins; distillation of bones, coal, wood, or tar; fat rendering; forge plant or foundry; quarry; scrap paper; rag storage and baling; sawmills; slaughter house or stockyards; smelting; and the manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, chemicals, brick, pottery, terra cotta or tile, candles, disinfectants, dye stuffs, fertilizers, illuminating or heating gas (or storage of same), linseed oil, paint, screws and bolts, wire, and tires; or any other use which would cause injurious or obnoxious noise, vibrations, smoke, gas fumes, odors, dust, or other objectionable conditions.

(4) Regulations controlling yards and building height.

(a) Minimum required front yard.

All uses 35 feet.

(b) Minimum required rear yard

All uses 25 feet.

(c) Minimum required side yard on each side of lot.

All uses 25 feet except that on lots adjacent to a residential district, all buildings shall be located so as to comply with the side yard requirement of adjacent residential district on the side adjacent to the residential district.

(d) Notwithstanding the above provision, no yard will be required for that part of a lot which fronts on a railroad siding.

(e) Maximum permitted height of structures.

(1) No building shall exceed four (4) stories or forty (40) feet in height.

(2) Free standing poles, spires, towers, antennae, and similar structures may exceed the height provisions provided they comply with the provisions of all other codes and ordinances, and provided that they are located a distance equal to their own height plus ten (10) feet from the nearest property line.  
[Ord. of July 12, 1971, § 11-601]