

ARTICLE 10. - M-1 LIGHT INDUSTRIAL DISTRICT

Sec. 10-1. - Statement of intent.

The purpose of this district is to provide for certain industries which do not detract from the environmental desirability of the area and assist in the economic development of the town through the provision of desirable employment and enlargement of the tax base.

Sec. 10-2. - Uses permitted.

Structures to be erected and land to be used shall be for one of the following uses:

- a. Building materials, storage and sale.
- b. Contractors shop and storage yard.
- c. Feed and grain storage.
- d. Professional and scientific instrument manufacturing.
- e. Public utility storage yard.
- f. Truck terminals.
- g. Wholesale houses and distributors.
- h. Warehouses.

Sec. 10-3. - Accessory uses allowed.

- a. Such other accessory uses which are not prohibited and which are customarily accessory and incidental to any permitted use, including erection of a six-foot minimum height security fence around the perimeter of the property, including the front.
- b. Roof mounted solar panels and/or solar array systems of 100 kW or less are permitted by right, and with zoning permit issued by the Town of Kenbridge.
- c. Solar panels and/or solar arrays not mounted on a roof of a primary residence, dwelling or building of a business with a conditional use permit.

(Ord. of 5-21-2019)

Sec. 10-4. - Required conditions.

- a. All uses, including storage, shall be conducted entirely within an enclosed building, except for parking, loading and unloading facilities.
- b. No use shall be permitted which by reason of its nature or manner of operation is or may become

more hazardous, objectionable or offensive than other uses permitted by right under this district and is incompatible with such other uses because of odor, dust, smoke, cinders, fumes, noise, vibration, wastes, fire, explosion, glare or unsightliness.

- c. The uses permitted in this district shall be those uses which are dependent upon raw materials first processed elsewhere.
- d. In addition to any other requirement of this ordinance, the uses permitted in this article shall be located at least 100 feet from any residence district and shall be effectively screened therefrom by appropriate solid fencing or planting or natural conditions.
- e. All buildings shall observe front, side, corner side and rear yards of 30 feet except that where the yards are adjacent to a railroad siding, no yard shall be required. Also, one foot shall be added to each yard for each three feet that the building height adjacent thereto exceeds 40 feet or three stories, whichever is less.