

## **DIVISION 3.0300**

## **NONRESIDENTIAL ZONING DISTRICTS**

This Division sets forth detailed descriptions of the nonresidential zoning districts (excluding the agricultural districts) and their respective dimensional and bulk regulations, requirements, and design standards. The nonresidential zoning districts are generally grouped as follows: business districts, industrial districts, public and semi-public districts, agricultural districts, special districts, and floodland districts.

### **SECTION 3.0302 M-1 LIGHT MANUFACTURING DISTRICT**

- A. District Intent. The M-1 Light Manufacturing District is intended to:
1. Accommodate existing manufacturing, industrial, warehousing, and ancillary uses of a limited nature and size in locations where the relative proximity to other uses of a lesser intensity requiring more restrictive more restrictive regulation so as not to make them nonconforming uses.
  2. Permit the continuation of the existing pattern of development on existing developed lots of record in a manner that is consistent with the Town of Saukville Comprehensive Plan and components thereof.
  3. Not be used in areas of the Town not already subdivided by certified survey map, subdivision plat, or condominium plat nor to accommodate newly developing areas of the Town.
  4. Increase the compatibility of manufacturing, industrial, warehousing, and ancillary uses with the character of the Town as set forth in the Town of Saukville Comprehensive Plan and components thereof.
  5. Be served by on-site soil absorption sewage disposal systems and private wells.
- B. District Standards: The M-1 District is further intended to have the development standards as set forth in Table 3.0304. Those developments served by on-site sewage disposal systems must meet all requirements set forth under Section 2.0103 (B) (7) of this Ordinance.
- C. Permitted, Accessory, and Conditional Uses: See Sections 3.0503, Section 3.0504, Division 3.0600, Section 3.0603, and Division 3.0700.

Table 3.0302

M-1 LIGHT MANUFACTURING DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Standard
Landscape Surface Ratio and Floor Area Ratio	
Minimum Landscape Surface Ratio (LSR)	0.40
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See Section 5.0314)	0.30
Maximum Gross Floor Area Ratio (GFAR)	0.40 (a)
Maximum Net Floor Area Ratio (NFAR)	0.66 (a)
Lot Dimensional Requirements	
Minimum Lot Area (ft <sup>2</sup> )	5 acres
Minimum Lot Width at Setback Line (feet)	250
Minimum Front Yard (Feet)	45 (b)
Minimum Side Yard (Feet)	30 (b)
Minimum Side Yard of Corner Lot (Feet)	45 (b)
Minimum Rear Yard (Feet)	100 (b)
Minimum Shore Yard (Feet)	75
Maximum Building Height	
Principal Structure (Feet)	35
Accessory Structure (Feet)	25

(a) For warehousing uses, the maximum gross area ratio (GRAR) shall be 0.89; and the maximum net floor area ratio (NFAR) shall be 1.48.

(b) See Division 5.0300 for the determination of minimum required bufferyards. See Section 5.0104 for increased setback requirements along arterial streets and highways.