

ARTICLE I. - M-1 DISTRICT—LIMITED MANUFACTURING

Sec. 7-1. - Purpose of the district.

The purpose of this district is to provide sufficient space in appropriate locations for certain types of businesses and manufacturing, research and development relatively free from offense, in modern landscaped buildings, to make available more attractive locations for these enterprises and industries, and to provide opportunities for employment closer to employees' residences with corresponding reduction of travel time from home to work. Certain commercial uses are permitted primarily for services to employees in the district. Typical development in the district would be that which is commonly known as an "industrial park." Accessory signs of limited area and application are permitted. In order to preserve the land for industry and to avoid future conflicts between industry and residence, future residential uses are restricted.

Sec. 7-2. - Uses permitted.

Uses shall be permitted as set forth in chapter 3—Uses Permitted.

Sec. 7-3. - Development standards.

The uses permitted in this district shall be subject to the following special conditions:

- (1) All uses conducted outside of a building shall be screened so as not to be prominently visible from surrounding properties and streets.
- (2) The front yard and unfenced side yards which abut a street shall be landscaped in accordance with the "City of Hampton Landscape Guidelines."
- (3) Loading operations shall be conducted at the side or rear of buildings.
- (4) Accessory buildings or structures shall not be located in the front yard.

Sec. 7-4. - Height.

Buildings shall be a maximum of thirty-five (35) feet in height, unless otherwise approved by use permit in accordance with chapter 14.

Sec. 7-5. - Setback regulations.

Minimum dimensions as follows:

	Required Setback Main Buildings	Required Setback Accessory Buildings
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Front yard	30 feet	not applicable
Side yard	10 feet	5 feet
Side yard abutting a residential district	15 feet	10 feet
Rear yard	15 feet	10 feet
Rear yard abutting a residential district	20 feet	15 feet

Secs. 7-6—7-10. - Reserved.