

## Chapter UDO. Unified Development Ordinance

### Part 3. Zoning Districts: District Establishment, Dimensional, and Use Regulations

#### Division 15-3.0300. Nonresidential Zoning Districts

##### § 15-3.0309. M-1 Limited Industrial District.

A. District Intent. The M-1 Limited Industrial District is intended to:

1. Provide for manufacturing, industrial, warehousing, and uses of a limited nature and size in locations where the relative proximity to other uses requires more restrictive regulation.
2. Accommodate existing scattered uses of an industrial nature so as not to make them nonconforming uses.

The M-1 District is not intended to accommodate industrial or business parks under unified design and ownership which exceed 20 acres in area. The community character of the M-1 District is SUBURBAN as set forth in the City of Franklin Comprehensive Master Plan.

B. District Standards. The M-1 District is further intended to have the development standards as set forth in Table 15-3.0309.

C. Permitted, Accessory, and Special Uses. See §§ 15-3.0603, 15-3.0605, 15-3.0606, 15-3.0607, 15-3.0608, 15-3.0609, Division 15-3.0700, Section 15-3.0703, and Division 15-3.0800.

<b>Table 15-3.0309</b>	
<b>M-1 Limited Industrial District Development Standards</b>	
<b>Type of Standard</b>	<b>Standard</b>
<b>Landscape Surface Ratio and Floor Area</b>	
Minimum Landscape Surface Ratio (LSR)	0.4
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See § 15-5.0302E)	0.3
Maximum Gross Floor Area Ratio (GFAR)	0.42(a)
Maximum Net Floor Area Ratio (NFAR)	0.85(a)
<b>Lot Dimensional Requirements</b>	
Minimum Lot Area (square feet)	20,000(c)
Minimum Lot Width at Setback Line (feet)	100
Minimum Front Yard (feet)	30(b)
Minimum Side Yard (feet)	20(b)
Minimum Side Yard on Corner Lot (feet)	30(b)
Minimum Rear Yard (feet)	15(b)
Minimum Shore Buffer (feet)	75
Minimum Wetland Buffer (feet)	30
Minimum Wetland Setback (feet)	50
<b>Maximum Building Height</b>	
Principal Structure (stories/ft.)	3.0/40
Accessory Structure (stories/ft.)	1.0/25

Notes:

- (a) For warehousing uses, the maximum gross floor area ratio (GFAR) shall be 0.89; and the maximum net floor area ratio (NFAR) shall be 1.48.
- (b) See Division 15-5.0300 for the determination of minimum required bufferyards. See § 15-5.0108 for increased setback requirements along arterial streets and highways.
- (c) Restaurants shall require a minimum of 40,000 square feet with a minimum lot width of 150 feet.