

Section 13 GENERAL INDUSTRIAL (M1) ZONE

13.1 General Industrial Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the General Industrial (M1) Zone except in accordance with the following provisions.

13.2 Permitted Main Uses

1. Auto Body Shop
2. Auto Repair Garage
3. Building Supply Store
4. Bulk Fuel Depot
5. Bulk Storage Yard
6. Class I Industry
7. Class II Industry
8. Dry Cleaning Establishment
9. Construction Yard or Contractor's Yard
10. Parking Area
11. Public Authority Use or Public Utility subject to **Section 4.31**
12. Recycling Station or Transfer Depot
13. Self-storage Facility
14. Service Outlet or Shop
15. Transportation Depot or Truck Terminal
16. Warehouse
17. Welding Shop

13.3 Permitted Accessory Uses, Buildings and Structures

1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
2. Open Storage Area
3. Outdoor Display Area

13.4 Zone Requirements

The zone requirements for permitted uses in the M1 Zone shall be as set out in **Table 13.4**.

Table 13.4 – M1 Zone Requirements	
	All Uses
Minimum Lot Area	900 m ² [9687 ft. ²] on partial services or 0.4 ha [1 ac.] on on-site water and sewage services

Table 13.4 – M1 Zone Requirements	
	All Uses
Minimum Lot Frontage	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services
Minimum Yard Requirements – Main Building (see also Section 4.20.3)	
Front Yard or Exterior Side Yard	9 m [29.5 ft.]
Interior Side Yard	5 m [16.4 ft.] or 9 m [29.5 ft.] where the lot abuts a zone other than an industrial zone
Rear Yard	10 m [34.4 ft.] or 15 m [49.2 ft.] where the lot abuts a residential use
Minimum Yard Requirements – Accessory Building (see also Sections 4.1 and 4.20.3)	
Interior Side Yard or Rear Yard	3 m [9.84 ft.]
Maximum Height Requirements	
Main Building	10 m [32.8 ft.]
Accessory Building	5 m [16.4 ft.]
Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)	
All Buildings and Structures	60%

13.5 Additional Provisions

1. All applicable provisions of **Section 4 – General Provisions** shall apply. See **Section 4.20.3**.
2. The building setback shall be exempted for that portion of any lot that abuts a railroad right-of-way.

13.6 Zone Exceptions

See **Section 22** for details.

1. M1-X1 (By-law 503 – Charlton)