

SECTION 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 twenty (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 Sections 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.

Table 15-3.0309

M-1 LIMITED INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Standard
Landscape Surface Ratio and Floor Area	
Minimum Landscape Surface Ratio (LSR)	0.4
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See Section 15-5.0302E)	0.3
Maximum Gross Floor Area Ratio (GFAR)	0.42 (a)
Maximum Net Floor Area Ratio (NFAR)	0.85 (a)
Lot Dimensional Requirements	
Minimum Lot Area (s.f.)	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
Maximum Building Height	
Principal Structure (stories/ft.)	3.0/40
Accessory Structure (stories/ft.)	1.0/25

- (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 Section 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.

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
781	Landscape counseling and Planning	P
83	Forest Products	P
831	Forest products	P
2211	Broadwoven fabric mills, cotton	P
222	Broadwoven Fabric Mills, Manmade	P
2221	Broadwoven fabric mills, manmade	P
223	Broadwoven Fabric Mills, Wool	P
2231	Broadwoven fabric mills, wool	P
224	Narrow Fabric Mills	P
2241	Narrow fabric mills	P
2251	Women's hosiery, except socks	P
2252	Hosiery, not elsewhere classified	P
2253	Knit outerwear mills	P
2257	Weft knit fabric mills	P
2258	Lace & warp knit fabric mills	P
2259	Knitting mills, not elsewhere classified	P
2273	Carpets and rugs	P
2284	Thread mills	P
2296	Tire cord and fabrics	P
2326	Men's and boys' work clothing	P
2369	Girls' and children's outerwear, not elsewhere classified	P
2381	Fabric dress and work gloves	P
2384	Robes and dressing gowns	P
2385	Waterproof outerwear	P
2386	Leather and sheep-lined clothing	P
2391	Curtains and draperies	P
2392	Housefurnishings, not elsewhere classified	P
2394	Canvas and related products	P
2431	Millwork	P
244	Wood Containers	P
2514	Metal household furniture	P
2519	Household furniture, not elsewhere classified	P
2522	Office furniture, except wood	P
2541	Wood partitions and fixtures	P
2542	Partitions and fixtures, except wood	P
2591	Drapery hardware & blinds & shades	P
2653	Corrugated and solid fiber boxes	P
2656	Sanitary food containers	P
2671	Paper coated & laminated, packaging	P
2672	Paper coated and laminated, not elsewhere classified	P
2676	Sanitary paper products	P
2677	Envelopes	P
2679	Converted paper products, not elsewhere classified	P
2711	Newspapers	P
2721	Periodicals	P
2731	Book publishing	P
2754	Commercial printing, gravure	P
2759	Commercial printing, not elsewhere classified	P
2761	Manifold business forms	P
2771	Greeting cards	P
2782	Blankbooks and looseleaf binders	P
2791	Typesetting	P
2796	Platemaking services	P
2813	Industrial gases	P
2834	Pharmaceutical preparations	P
3021	Rubber and plastics footwear	P
3061	Mechanical rubber goods	P
3069	Fabricated rubber products , not elsewhere classified	P
3089	Plastics products, not elsewhere classified	P
3143	Men's footwear, except athletic	P
3144	Women's footwear, except athletic	P
3149	Footwear, except rubber, not elsewhere classified	P
3161	Luggage	P
3171	Women's handbags and purses	P
3229	Pressed and blown glass, not elsewhere classified	P
3231	Products of purchased glass	P
3292	Asbestos products	P
3446	Architectural metal work	P
3496	Miscellaneous fabricated wire products	P
3541	Machine tools, metal cutting types	P
3542	Machine tools, metal forming types	P
3543	Industrial patterns	P
3544	Special dies, tools, jigs & fixtures	P
3545	Machine tool accessories	P

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
3555	Printing trades machinery	P
3564	Blowers and fans	P
3579	Office machines, not elsewhere classified	P
3599	Industrial machinery, not elsewhere classified	P
3612	Transformers, except electronic	P
3613	Switchgear and switchboard apparatus	P
3634	Electric housewares and fans	P
3643	Current-carrying wiring devices	P
3645	Residential lighting fixtures	P
3651	Household audio and video equipment	P
3679	Electronic components, not elsewhere classified	P
3692	Primary batteries, dry and wet	P
3699	Electrical equipment & supplies, not elsewhere classified	P
3711	Motor vehicles and car bodies	P
3724	Aircraft engines and engine parts	P
3812	Search and navigation equipment	P
3821	Laboratory apparatus and furniture	P
3822	Environmental controls	P
3823	Process control instruments	P
3824	Fluid meters and counting devices	P
3825	Instruments to measure electricity	P
3826	Analytical instruments	P
3845	Electromedical equipment	P
3851	Ophthalmic goods	P
3861	Photographic equipment and supplies	P
3873	Watches, clocks, watchcases & parts	P
3911	Jewelry, precious metal	P
3914	Silverware and plated ware	P
3915	Jewelers' materials & lapidary work	P
3931	Musical instruments	P
3942	Dolls and stuffed toys	P
3944	Games, toys, and children's vehicles	P
3949	Sporting and athletic goods, not elsewhere classified	P
3951	Pens and mechanical pencils	P
3952	Lead pencils and art goods	P
3961	Costume jewelry	P
3965	Fasteners, buttons, needles, & pins	P
3991	Brooms and brushes	P
4221	Farm product warehousing and storage	P
4222	Refrigerated warehousing and storage	P
4225	General warehousing and storage	P
4813	Telephone communications, except radio	P
4961	Steam and air-conditioning supply	P
4971	Irrigation systems	P
5013	Motor vehicle supplies and new parts	P
5014	Tires and tubes	P
5015	Motor vehicle parts, used	P
5021	Furniture	P
5023	Homefurnishings	P
5033	Roofing, siding, & insulation	P
5039	Construction materials, not elsewhere classified	P
5043	Photographic equipment and supplies	P
5044	Office equipment	P
5045	Computers, peripherals & software	P
5046	Commercial equipment, not elsewhere classified	P
5047	Medical and hospital equipment	P
5048	Ophthalmic goods	P
5049	Professional equipment, not elsewhere classified	P
5051	Metals service centers and offices	P
5052	Coal and other minerals and ores	P
5063	Electrical apparatus and equipment	P
5064	Electrical appliances, TV & radios	P
5065	Electronic parts and equipment	P
5072	Hardware	P
5074	Plumbing & hydronic heating supplies	P
5075	Warm air heating & air-conditioning	P
5078	Refrigeration equipment and supplies	P
5082	Construction and mining machinery	P
5087	Service establishment equipment	P
5088	Transportation equipment & supplies	P
5093	Scrap and waste materials	P
5094	Jewelry & precious stones	P
5111	Printing and writing paper	P
5112	Stationery and office supplies	P

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
5113	Industrial & personal service paper	P
5122	Drugs, proprietaries, and sundries	P
5131	Piece goods & notions	P
5136	Men's and boys' clothing	P
5137	Women's and children's clothing	P
5139	Footwear	P
5141	Groceries, general line	P
5142	Packaged frozen foods	P
5143	Dairy products, except dried or canned	P
5147	Meats and meat products	P
5148	Fresh fruits and vegetables	P
5149	Groceries and related products, not elsewhere classified	P
5159	Farm-product raw materials, not elsewhere classified	P
5169	Chemicals & allied products, not elsewhere classified	P
5191	Farm supplies	P
5192	Books, periodicals, & newspapers	P
5194	Tobacco and tobacco products	P
5198	Paints, varnishes, and supplies	P
5199	Nondurable goods, not elsewhere classified	P
5211	Lumber and other building materials	P
5251	Hardware stores	P
7213	Linen supply	P
7334	Photocopying & duplicating services	P
737	Computer and Data Processing Services	P
7371	Computer programming services	P
7372	Prepackaged software	P
7373	Computer integrated systems design	P
7374	Data processing and preparation	P
7375	Information retrieval services	P
7376	Computer facilities management	P
7377	Computer rental & leasing	P
7378	Computer maintenance & repair	P
7379	Computer related services, not elsewhere classified	P
7383	News syndicates	P
7384	Photofinishing laboratories	P
7622	Radio and television repair	P
7623	Refrigeration service and repair	P
7629	Electrical repair shops, not elsewhere classified	P
7692	Welding repair	P
7694	Armature rewinding shops	P
8071	Medical laboratories	P
8072	Dental laboratories	P
8331	Job training and related services	P
8734	Testing laboratories	P
	Convenience Stores (without the dispensing of gasoline)	P
	Hiking Trails	P
	Historic Monuments or Sites	P
	Jogging Trails	P
	Nature Areas	P
	Nature Trails	P
	Wildlife Sanctuaries	P
175	Deciduous tree fruits	S
179	Fruits and tree nuts, not elsewhere classified	S
18	Horticultural Specialties	S
181	Ornamental nursery products	S
182	Food crops grown under cover	S
19	General Farms, Primarily Crop	S
191	General farms, primarily crop	S
722	Crop harvesting	S
723	Crop preparation services for market	S
724	Cotton ginning	S
74	Veterinary Services	S
741	Veterinary services for livestock	S
742	Veterinary services, specialties	S
75	Animal Services, Except Veterinary	S
751	Livestock services, except veterinary	S
752	Animal specialty services	S
782	Lawn and garden services	S
783	Ornamental shrub and tree services	S
152	Residential Building Construction	S
1521	Single-family housing construction	S
1522	Residential construction, not elsewhere classified	S
153	Operative Builders	S
1531	Operative builders	S

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
154	Nonresidential Building Construction	S
1541	Industrial buildings and warehouses	S
1542	Nonresidential construction, not elsewhere classified	S
171	Plumbing, Heating, Air-Conditioning	S
1711	Plumbing, heating, air-conditioning	S
172	Painting and Paper Hanging	S
1721	Painting and paper hanging	S
173	Electrical Work	S
1731	Electrical work	S
174	Masonry, Stonework, and Plastering	S
1741	Masonry and other stonework	S
1742	Plastering, drywall, and insulation	S
1743	Terrazzo, tile, marble, mosaic work	S
175	Carpentry and Floor Work	S
1751	Carpentry work	S
1752	Floor laying and floor work, not elsewhere classified	S
176	Roofing, Siding, and Sheet Metal Work	S
1761	Roofing, siding, and sheet metal work	S
177	Concrete Work	S
1771	Concrete work	S
178	Water Well Drilling	S
1781	Water well drilling	S
179	Miscellaneous Special Trade Contractors	S
1791	Structural steel erection	S
1793	Glass and glazing work	S
1794	Excavation work	S
1795	Wrecking and demolition work	S
1796	Installing building equipment, not elsewhere classified	S
1799	Special trade contractors, not elsewhere classified	S
201	Meat Products	S
2011	Meat packing plants	S
2013	Sausages and other prepared meats	S
202	Dairy Products	S
2021	Creamery butter	S
2022	Cheese, natural and processed	S
2023	Dry, condensed, evaporated products	S
2024	Ice cream and frozen desserts	S
2026	Fluid milk	S
203	Preserved Fruits and Vegetables	S
2032	Canned specialties	S
2033	Canned fruits and vegetables	S
2034	Dehydrated fruits, vegetables, soups	S
2035	Pickles, sauces, and salad dressings	S
2037	Frozen fruits and vegetables	S
2038	Frozen specialties, not elsewhere classified	S
204	Grain Mill Products	S
2041	Flour and other grain mill products	S
2043	Cereal breakfast foods	S
2044	Rice milling	S
2045	Prepared flour mixes and doughs	S
2046	Wet corn milling	S
2048	Prepared feeds, not elsewhere classified	S
205	Bakery Products	S
2051	Bread, cake, and related products	S
2052	Cookies and crackers	S
2053	Frozen bakery products, except bread	S
206	Sugar and Confectionery Products	S
2061	Raw cane sugar	S
2062	Cane sugar refining	S
2064	Candy & other confectionery product	S
2066	Chocolate and cocoa products	S
2067	Chewing gum	S
2068	Salted and roasted nuts and seeds	S
2074	Cottonseed oil mills	S
2075	Soybean oil mills	S
2076	Vegetable oil mills, not elsewhere classified	S
2077	Animal and marine fats and oils	S
2079	Edible fats and oils, not elsewhere classified	S
208	Beverages	S
2084	Wines, brandy, and brandy spirits	S
2085	Distilled and blended liquors	S
2086	Bottled and canned soft drinks	S
2087	Flavoring extracts and syrups, not elsewhere classified	S
209	Miscellaneous Food and Kindred Products	S

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
2091	Canned and cured fish and seafoods	S
2092	Fresh or frozen prepared fish	S
2095	Roasted coffee	S
2096	Potato chips and similar snacks	S
2097	Manufactured ice	S
2098	Macaroni and spaghetti	S
2099	Food preparations, not elsewhere classified	S
2281	Yarn spinning mills	S
2282	Throwing and winding mills	S
2295	Coated fabrics, not rubberized	S
2297	Nonwoven fabrics	S
2299	Textile goods, not elsewhere classified	S
2329	Men's and boys' clothing, not elsewhere classified	S
2339	Women's and misses' outerwear, not elsewhere classified	S
2353	Hats, caps, and millinery	S
2371	Fur goods	S
2395	Pleating and stitching	S
2396	Automotive and apparel trimmings	S
2449	Wood containers, not elsewhere classified	S
2511	Wood household furniture	S
2512	Upholstered household furniture	S
2515	Mattresses and bedsprings	S
2521	Wood Office Furniture	S
2741	Miscellaneous publishing	S
2752	Commercial printing, lithographic	S
2833	Medicinals and botanicals	S
2842	Polishes and sanitation goods	S
2843	Surface active agents	S
2844	Toilet preparations	S
2865	Cyclic crudes and intermediates	S
2869	Industrial organic chemicals, not elsewhere classified	S
2873	Nitrogenous fertilizers	S
2875	Fertilizers, mixing only	S
2879	Agricultural chemicals, not elsewhere classified	S
3111	Leather tanning and finishing	S
3131	Footwear cut stock	S
3151	Leather gloves and mittens	S
3172	Personal leather goods, not elsewhere classified	S
3199	Leather goods, not elsewhere classified	S
3221	Glass containers	S
3251	Brick and structural clay tile	S
3253	Ceramic wall and floor tile	S
3269	Pottery products, not elsewhere classified	S
3272	Concrete products, not elsewhere classified	S
3281	Cut stone and stone products	S
3299	Nonmetallic mineral products, not elsewhere classified	S
3421	Cutlery	S
3423	Hand and edge tools, not elsewhere classified	S
3429	Hardware, not elsewhere classified	S
3432	Plumbing fixture fittings and trim	S
3452	Bolts, nuts, rivets, and washers	S
3469	Metal stampings, not elsewhere classified	S
3471	Plating and polishing	S
3552	Textile machinery	S
3751	Motorcycles, bicycles, and parts	S
3827	Optical instruments and lenses	S
3829	Measuring & controlling devices, not elsewhere classified	S
384	Medical Instruments and Supplies	S
3841	Surgical and medical instruments	S
3842	Surgical appliances and supplies	S
3843	Dental equipment and supplies	S
3993	Signs and advertising specialties	S
3999	Manufacturing industries, not elsewhere classified	S
4121	Taxicabs	S
4131	Intercity & rural bus transportation	S
4141	Local bus charter service	S
4142	Bus charter service, except local	S
4151	School buses	S
4173	Bus terminal and service facilities	S
4214	Local trucking with storage	S
4226	Special warehousing and storage, not elsewhere classified	S
4231	Trucking terminal facilities	S
4311	U.S. Postal Service	S

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
4581	Airports, flying fields, & services	S
4724	Travel agencies	S
4783	Packing and crating	S
4822	Telegraph & other communications	S
4832	Radio broadcasting stations	S
4833	Television broadcasting stations	S
4841	Cable and other pay TV services	S
4899	Communications services, not elsewhere classified	S
4911	Electric services	S
4923	Gas transmission and distribution	S
4939	Combination utilities, not elsewhere classified	S
4941	Water supply	S
4952	Sewerage systems	S
5012	Automobiles and other motor vehicles	S
5031	Lumber, plywood, and millwork	S
5032	Brick, stone, & related materials	S
5084	Industrial machinery and equipment	S
5085	Industrial supplies	S
5091	Sporting & recreational goods	S
5092	Toys and hobby goods and supplies	S
5099	Durable goods, not elsewhere classified	S
5182	Wine and distilled beverages	S
5261	Retail nurseries and garden stores	S
5511	New and used car dealers	S
5531	Auto and home supply stores	S
5541	Gasoline service stations	S
5551	Boat dealers	S
5571	Motorcycle dealers	S
5599	Automotive dealers, not elsewhere classified	S
5812	Eating places (without drive through facilities)	S
5813	Drinking places (without drive through facilities)	S
5941	Sporting goods and bicycle shops	S
5943	Stationery stores	S
5961	Catalog and mail-order houses	S
5962	Merchandising machine operators	S
5963	Direct selling establishments	S
5983	Fuel oil dealers	S
5984	Liquefied petroleum gas dealers	S
5989	Fuel dealers, not elsewhere classified	S
5994	News dealers and newsstands	S
6011	Federal reserve banks	S
6021	National commercial banks (without drive through facilities)	S
6022	State commercial banks (without drive through facilities)	S
6029	Commercial banks, not elsewhere classified (without drive through facilities)	S
6035	Federal savings institutions (without drive through facilities)	S
6036	Savings institutions, except federal (without drive through facilities)	S
6021	National commercial banks (with drive through facilities)	S
6022	State commercial banks (with drive through facilities)	S
6029	Commercial banks, not elsewhere classified (with drive through facilities)	S
6035	Federal savings institutions (with drive through facilities)	S
6036	Savings institutions, except federal (with drive through facilities)	S
7011	Hotels and motels	S
7212	Garment pressing & cleaners' agents	S
7216	Drycleaning plants, except rug	S
7217	Carpet and upholstery cleaning	S
7219	Laundry and garment services, not elsewhere classified	S
7221	Photographic studios, portrait	S
7231	Beauty shops	S
7241	Barber shops	S
7251	Shoe repair and shoeshine parlors	S
SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
7335	Commercial photography	S
7342	Disinfecting & pest control services	S
7349	Building maintenance services, not elsewhere classified	S
735	Miscellaneous Equipment Rental & Leasing	S
7352	Medical equipment rental	S
7359	Equipment Rental & leasing, not elsewhere classified	S
7361	Employment agencies	S

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
7389	Business services, not elsewhere classified	S
751	Automotive Rentals, No Drivers	S
7513	Truck rental and leasing, no drivers	S
7514	Passenger car rental	S
7515	Passenger car leasing	S
7519	Utility trailer rental	S
7521	Automobile parking	S
7532	Top & body repair & paint shops	S
7538	General automotive repair shops	S
7542	Carwashes	S
7549	Automotive services, not elsewhere classified	S
7699	Repair services, not elsewhere classified	S
7812	Motion picture & video production	S
7933	Bowling centers	S
7941	Sports clubs, managers, & promoters	S
7948	Racing, including track operation	S
799	Miscellaneous Amusement, Recreation Services	S
7991	Physical fitness facilities	S
7992	Public golf courses	S
7996	Amusement parks	S
7997	Membership sports & recreation clubs	S
7999	Amusement and recreation, not elsewhere classified	S
8244	Business and secretarial schools	S
8249	Vocational schools, not elsewhere classified	S
8299	Schools & educational services, not elsewhere classified	S
8351	Child day care services	S
8999	Services, not elsewhere classified	S
	Convenience Stores (with the dispensing of gasoline)	S

(Permitted Uses = P, Special Uses = S)