

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 31 M-1 LIMITED INDUSTRIAL DISTRICT

(a) **Purpose and Intent**

This District is intended to provide for trades or industries of a restrictive character.

(b) **Permitted Uses**

1. Any use as permitted in a B-3 general business or A-3 agricultural/residential estate district, except that residential use shall be permitted only in conjunction with or accessory to an otherwise permitted business use, and two family uses, multi family uses, and family home day care facilities are prohibited. Signs shall be regulated in accordance with subsection 4 below. There shall be no limit on the number of bee colonies or bee hives in the M-1 district in accordance with the A-3 district apiculture requirements.
2. Trades or industries of a restrictive character which are not detrimental to the district or to the adjoining residential areas by reason of appearance, lighting, noise, vibrations, dust, smoke, fumes, odor, pollution, fire, or explosion provided the location, building plan, and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission, but not including any use enumerated under Section 32 (b) 3 or any of the following prohibited uses:
 - A. Public and Commercial Disposal Operations for Noncombustible Materials.
 - B. Drop forges, foundries, refineries, tanneries, or any similar use, the normal operation of which causes objectionable noise, odor, dust, or smoke.
3. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission.
4. Signs as permitted in the B-1 Restricted Business District.
5. Lumber and building supply yards.
6. Transportation terminals.
7. Animal Hospitals and Vet Clinics.
8. Car, truck, and trailer sales lots - new and used.

(c) **Accessory uses**

1. Dumpsters and other refuse type containers shall be secured from view from streets and adjacent properties.
2. Roof mounted equipment shall be located, screened and/or painted to minimize visibility from street and adjacent sites

(d) **Prohibited uses**

1. Bed and Breakfast
2. Limited Family Businesses
3. Adult-Oriented Establishments

(e) **Conditional Uses**

1. Public and Semi Public Buildings and Uses.
2. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments.

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3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts
5. Commercial fish or bait ponds or hatcheries
6. Communication Towers
7. Testing laboratories
8. Cemeteries and Mausoleums
9. Outdoor Commercial Recreation Facilities and Uses.
10. Commercial Kennel
11. Contractors Yards
12. Mobile home parks and trailer camps
13. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales

(f) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Ten (10) feet minimum.
 - A. **Exception**: where a lot abuts on a zoning district boundary line of a more restrictive zoning district permitting residential use, the following regulations shall apply:
 - i. Buildings or uses permitted in the more restrictive zoning district shall comply with the offset requirements of the more restrictive zoning district.
 - ii. Buildings or uses not permitted in the more restrictive zoning district shall provide a fifty (50) feet minimum offset and shall be screened from the more restrictive zoning district by a planting screen at least six (6) feet high and fifteen (15) feet in width.
3. Shore Setback: Seventy five (75) feet minimum.

(g) **Height regulations**

1. Principal building: Fifty (50) feet maximum.
2. Accessory building: Fifty (50) feet maximum.

(h) **Area regulations**

1. Floor area:
 - A. Minimum required for residence purposes: Nine hundred (900) square feet total.
 - B. Maximum F.A.R. permitted: Seventy (70) percent.
2. Lot size:
 - A. Minimum area: One (1) acre with or without sewer.
 - B. Minimum average width: One hundred fifty (150) feet with or without sewer.
3. Open space: No requirement.

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SECTION 32 M-2 GENERAL INDUSTRIAL DISTRICT

(a) **Purpose and Intent**

This District is intended to provide for trades or industries of a general character.

(b) **Permitted Uses**

1. Any use as permitted in the M-1 Limited Industrial District.
2. Quarrying, subject to a conditional use and the regulations of Section 4 (h) 25.
3. Any other commercial or industrial use not otherwise prohibited by law, provided their location, building plan, and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission, except the following uses are prohibited:
 - A. Cement, lime, gypsum, or plaster of paris manufacture.
 - B. Acid manufacture.
 - C. Manufacture of explosives, but not including the making of small arms ammunition.
 - D. Storage of explosives, except as incidental to a permitted use.
 - E. Fertilizer manufacture.
 - F. Offal or dead animal reduction.
 - G. Glue manufacture, fat rendering, or distillation of bones.
 - H. Stockyards, or commercial slaughter of animals.
4. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission.
5. Signs as permitted in the B-1 Restricted Business District.
6. Animal Hospitals and Vet Clinics

(c) **Accessory uses**

1. Dumpsters and other refuse type containers shall be secured from view from streets and adjacent properties.
2. Roof mounted equipment shall be located, screened, and/or painted to minimize visibility from street and adjacent sites.

(d) **Prohibited uses**

1. Bed and Breakfast
2. Limited Family Businesses
3. Adult-Oriented Establishments

(e) **Conditional Uses**

1. Public and Semi Public Buildings and Uses.
2. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments.
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts
5. Commercial fish or bait ponds or hatcheries
6. Communication Towers
7. Testing laboratories
8. Cemeteries and Mausoleums

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9. Outdoor Commercial Recreation Facilities and Uses.
10. Quarrying.
11. Public and Commercial Disposal Operations for Noncombustible Materials.
12. Commercial Kennels
13. Contractors Yards
14. Mobile home parks and trailer camps
15. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales

(f) **Building location**

1. Setback:
Fifty (50) feet minimum, except that where the opposite frontage is in a residential or agricultural zoning district, then a one hundred (100) foot minimum setback shall be required.
2. Offset:
Ten (10) feet minimum, except that where a lot abuts on a zoning district boundary line of a more restrictive zoning district permitting residential use, the following regulations shall apply:
 - A. Buildings or uses permitted in the more restrictive zoning district shall comply with the offset requirements of the more restrictive zoning district.
 - B. Buildings or uses not permitted in the more restrictive zoning district shall provide a one hundred (100) foot minimum offset from a restricted or local business zoning district, and a two hundred (200) foot minimum offset from a residential or agricultural zoning district, and shall be screened from the more restrictive zoning district by a planting screen at least six (6) feet high and fifteen (15) feet in width.
3. Shore Setback: Seventy five (75) feet minimum.

(g) **Height regulations**

1. Principal building: Fifty (50) feet maximum.
2. Accessory buildings: Fifty (50) feet maximum.

(h) **Area regulations**

1. Floor area:
 - A. Minimum required for residential purposes: Nine hundred (900) square feet total.
 - B. Maximum F.A.R. permitted: Seventy (70) Percent.
2. Lot size:
 - A. Minimum area: One (1) acre with or without sewer.
 - B. Minimum average width: One hundred fifty (150) feet with or without sewer.
3. Open space: No requirement.