



Site Development Regulations

M-2 - General Industrial District

Appendix B Zoning, Article IV Division 9

Please Note: This information may not be applicable to all M-2 zoned properties. Please call Vinton Planning and Zoning at (540) 983-0605 with a specific address or location for verification.

Minimum Lot Area and Width Requirements for New Lots Created

There shall be no minimum lot area or lot width requirements, except as may be specified for certain uses, provided that minimum lot area for any use not served by public sewer and water shall be determined by a health official.

Minimum Setback Requirements

Principal Structures

(Structure where primary use is conducted)

Front Yard: **25 Feet***
Secondary Front Yard: **15 Feet***
Side Yard: **0 Feet***
Rear Yard: **0 Feet***

***Areas devoted to parking or circulation shall be separated from streets by not less than 10 landscaped feet. Screening and transitional yard in the side and rear yards shall be met when abutting or situated across an alley in residential or R-B District.**

Accessory Structures

(Structures incidental to principal structure)

Front Yard: **25 Feet**
Secondary Front Yard: **15 Feet**
Side Yard: **0 Feet**
Rear Yard: **0 Feet**

Accessory structures shall not be located within any officially recorded easements. Screening and transitional yard in the side and rear yards shall be met when abutting or situated across an alley in residential or R-B District.

Maximum Height of Structures

Height Limitations

Principal Structures: **60 Feet***

Accessory Structures: **60 Feet***

***No building or structure situated within 100 feet of a property located in residential or R-B districts shall exceed a height of 35 feet. See Article V for supplementary height regulations. Height is measured from average adjoining grade. Mean level is taken between the eaves and highest point of the roof.**

Maximum Coverage

Building Coverage

There are currently no Building Coverage restrictions.

Lot Coverage

There are currently no Lot Coverage restrictions.

Information provided from Town of Vinton Zoning Ordinance Art. IV Div. 9
To view the full Ordinance, visit www.vintonva.gov/70/Town-Code

TOWN OF VINTON - PLANNING AND ZONING

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Sec. 4-7. Purposes of the M-1 and M-2 districts.

- (a) The purpose of the M-1 limited industrial district is to provide appropriate locations for light industrial and manufacturing uses along with related service and support uses and compatible commercial activities. The uses permitted in the district typically involve minimal hazards, do not create significant amounts of smoke, noise, odor, dust or other nuisance, and are intended to provide employment opportunities and economic development potential. The district is intended to be located along or near primary traffic routes to facilitate access and avoid industrial traffic on minor roads and residential streets. The regulations in the M-1 district are designed to promote compatibility among uses within the district and with neighboring uses in other districts and to avoid adverse impacts on existing and future industrial development so as to maximize industrial development opportunities in the town.
- (b) The purpose of the M-2 general industrial district is to provide appropriate locations for general industrial and manufacturing uses which may result in greater amounts of smoke, noise, odor or dust than typically associated with uses permitted in the M-1 limited district. The M-2 district is intended to accommodate those uses which, although not generally appropriate in other districts or close to residential, business or limited industrial areas, provide desirable employment opportunities, enhance economic development potential, enlarge the tax base and provide needed services or products. The setback, yard, screening, special use permit and other requirements of the district are intended to promote compatibility of development and to provide protection for other uses and for the general public.

Sec. 4-8. Use table for industrial districts.

District	M-1	M-2	Supplemental Regulation Section
GB and M-1 District Uses			
Any use or structure permitted by right in the GB district, unless otherwise indicated on this table.*	P	P	* Exception
Exceptions to this provision include: * Dwelling use shall be permitted only for purposes of occupancy by a security guard, caretaker or watchman employed in connection with the principal use of the premises.			
Any use or structure permitted by special use permit in the GB district, unless otherwise indicated on this table.	S	S	
Any use or structure permitted by right in the M-1 limited industrial district, unless otherwise indicated on this table.	-	P	
Any use or structure permitted by special use permit in the M-1 district, unless otherwise indicated on this table.	-	S	
Commercial Uses: Office and Related Uses			
Laboratories	P	P	
Research and development facility	P	P	Section 5-25
Commercial Uses: Retail Sales and Service			
Adult uses as defined in section 5-4 of this appendix	S	S	Section 5-4

Animal hospital or veterinary clinic, with outside runs, play yards, pens, or training areas	P	P	Section 5-6
Boarding kennel, completely enclosed		P	Section 5-5
Boarding kennel, with outside runs, play yards, pens, or training areas		P	Section 5-6
Commercial motor vehicle sales, rental, and service establishment	P	P	Section 5-8
Greenhouses, commercial	P	P	
Motor vehicle sales and service establishment	P	P	Section 5-16
Pet shops, pet grooming, and pet daycare facility, with outside runs, play yards, pens, or training areas	P	P	Section 5-6
Recreational vehicle or boat sales and service	P	P	Section 5-8
Sales, rental, and servicing of machinery and equipment	P	P	
Taxi cab business	P	P	
Tire recapping		P	
Truck stops	S	S	
Truck terminals		P	
Industrial Uses			
Asphalt mixing plants		P	
Assembly of automobiles, other motor vehicles, machinery and similar large durable goods and products		P	
Motor vehicle or trailer painting and body repair	P	P	Section 5-17
Battery manufacturing		P	
Boatbuilding	P	P	
Boiler shops		P	
Brewery	P	P	Section 5-11
Brick manufacturing		P	
Cabinet, furniture, woodworking and upholstery shops	P	P	
Coalyards and woodyards	P	P	
Concrete mixing plants		P	
Contractor's shop, heavy construction	P	P	
Cotton spinning mills		P	
Distillery	P	P	Section 5-11
Dye manufacturing		P	
Feed mills and feed manufacturing		P	
Ice manufacturing and packaging	P	P	
Machine shops excluding punch presses or drop hammers exceeding 40-ton rated capacity	P	P	
Machine shops with punch presses or drop hammers exceeding 40-ton rated capacity		P	

Manufacturing of acids, cement, lime, gypsum or fertilizer		S	
Manufacturing: Compounding, assembling, treatment or packaging of articles of merchandise from the following materials, when such materials are refined, prepared or initially processed elsewhere: Bone, canvas, cloth, cork, feathers, felt, fiberglass, fibers, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stones, rubber, shell, straw, textiles, tobacco, wood, yarn, and similar materials	P	P	
Manufacturing: Compounding, processing, treatment or packaging of bakery goods, candy, cosmetics, dairy products, food products, perfumes, pharmaceuticals, soaps, toiletries and similar products	P	P	
Manufacturing: Pottery, figurines and other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas	P	P	
Manufacturing or assembling of electronic equipment, instruments, devices, components and parts, electrical appliances, medical equipment, musical instruments, toys, novelties, small parts and similar products	P	P	
Meat, poultry, and fish processing and abattoirs		S	
Monument and stone works	P	P	
Paper and pulp manufacturing		S	
Petroleum refining, including byproducts, and bulk storage of petroleum products for distribution		S	
Printing and publishing plants	P	P	
Railroad yards, related facilities and freight and passenger terminals		P	
Sand and gravel and crushed stone operations		S	
Sawmills, planing mills, and wood preserving operations		P	
Sheet metal and metal fabrication shops	P	P	
Steel fabricating		P	
Warehousing and Distribution Uses			
Bottling plants	P	P	
Contractors' and construction equipment storage and rental	P	P	
Junkyards and automobile graveyards		S	
Mini-warehouses and warehouses	P	P	
Storage and distribution facilities	P	P	
Vehicle storage or impoundment lot	S	P	Section 5-31

Wholesale businesses, including storage	P	P	
Utility and Accessory Uses			
Accessory uses and structures	P	P	
Major utility services	S	P	
Outdoor storage	P	P	Section 5-21
Signs, as permitted in article VI	P	P	
<p>"P" indicates a use permitted as of right.</p> <p>"S" indicates a use permitted only by special use permit.</p> <p>A blank cell indicates the use is not permitted; any use not listed in this table is not permitted in industrial districts.</p>			

Sec. 4-9. Dimensional regulations for industrial districts.

District		M-1	M-2
Minimum Lot Area (square feet)			
Served by public water and public water systems		None	None
Served by either public water or public sewer systems		TBD	TBD
Served by private water and sewage disposal systems		TBD	TBD
Minimum Lot Width (feet)			
Served by public water and public water systems		None	None
Served by either public water or public sewer systems		None	None
Served by private water and sewage disposal systems		None	None
Minimum Yard Requirements (feet)			
Front yard		25	25
Side yard		None	None
Rear yard		None	None
Height Maximum (feet)	Building or structure situated within 100 feet of property located in a residential or R-B district	35	35
	Building or structure situated > 100 feet of property located in a residential or R-B district	60	60
Lot Coverage Maximum (percentage of lot area)		None	None
<p>TBD: Minimum lot area for any use not served by public sewer and public water systems shall be as determined by the health official.</p>			