

ZONING

149 Attachment 12

Schedule of Regulations Town of Moreau

General Manufacturing and Industrial Districts (M-1)¹

[Amended 7-4-1992 by L.L. No. 3-1992; 4-7-1998 by L.L. No. 4-1998; 8-25-2020 by L.L. No. 3-2020; 6-14-2022 by L.L. No. 3-2022]

Permitted Principal Uses	Permitted Accessory Uses	Uses Permitted by Special Permit by the Board of Appeals/Planning Board	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage (percent of area)	Minimum Floor Area (square feet)	Maximum Structure Height (feet)	Minimum Setback ² (feet)		
									Front	Side	Rear
Manufacturing, assembly or other industrial operation; warehouse for enclosed storage of goods and materials; distribution plant; wholesale business; lumberyard and similar storage area; fuel supply depot; sand and gravel processing; cement manufacturing; electric power plant; automobile salvage operations	Accessory buildings or use customarily incidental to principal use; public utility use as defined in § 149-5; signs as regulated by the Town of Moreau		80,000	200	200	60%	None	60	50	40	50
Uses permitted by Planning Board		Same as R-2 plus: 1-family dwelling with permitted accessory uses	22,500 with public water and public sewer; 32,500 without public water	125	125	25%	800	30	40	15	30
		Telecommunication towers and/or related equipment ³	1 acre ⁴	200	200	60%	None	120	See Note 4		

NOTES:

¹ Site plan review by the Planning Board is required for all uses in the M-1 District.

² A one-hundred-foot setback is required next to any residential district or use. Also, fencing and/or plantings shall be required next to residential districts or uses.

³ Telecommunication towers require a special use permit by the Planning Board.

⁴ Lot size and setback are as specified in § 149-50.1.