

Sec. 71. M-1 Light Industry District.

(a) *M-1 District intent.* This district consists of areas where limited industrial uses are permitted. The district encourages employment centers with a low degree of environmental impact. Principal industrial activities include light manufacturing, industrial services, warehousing, wholesaling, and distribution services, and other limited impact activities. The M-1 District also allows for commercial and institutional uses which are supportive of industrial employment centers.

(b) *M-1 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 350 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Agricultural uses.*

- farm, subject to § 115
- farm support business

b. *Residential uses.*

- combination dwelling

c. *Institutional uses.*

- community facility
- military installation
- park
- public utility facility
- public utility service

d. *Commercial uses.*

- broadcast studio
- business or professional office
- business support service
- car wash
- commercial school
- home improvement center
- laundry service
- medical support service
- mini-warehouse, subject to § 113
- open air market
- personal service
- vehicle repair service
- vehicle service station

e. *Industrial uses.*

- construction service
- maintenance service
- manufacturing, light
- research lab
- transmission tower
- vehicle and equipment sales, major
- warehousing, wholesaling, and ditribution, enclosed

f. *Temporary Uses.*

- seasonal sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Planning and Zoning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

- none

(c) *M-1 District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

Minimum lot area:	none
Minimum lot width:	150 feet
Minimum front yard:	50 feet
Minimum side yard:	25 feet
Minimum rear yard:	50 feet
Maximum building height:	65 feet

(d) *M-1 District site development regulations.* The following additional regulations shall be required:

- (1) *Off-Street Parking and Loading Regulations*, in accordance with §§ 170-189.
- (2) *Screening and Buffer Yard Regulations*, in accordance with §§ 190-209.
- (3) *Sign Regulations*, in accordance with §§ 210-299.