Section 10-260 M-1 Light Industrial

### 1. District Intent
The M-1 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.

### 2. Principal Uses

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Lot or Site Area</th>
<th>b. Lot Width</th>
<th>c. Lot Depth</th>
<th>a. Front</th>
<th>b. Side-Interior Lot</th>
<th>c. Side-Corner Lot</th>
<th>d. Rear</th>
<th>a. Building Size (excluding gross building floor area used for parking)</th>
<th>b. Building Height (excluding stories used for parking)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Principal Commercial Uses Numbers (3), (21), (25)</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>25 feet</td>
<td>none</td>
<td>25 feet</td>
<td>10 feet</td>
<td>10,000 square feet of gross building floor area per parcel</td>
<td>3 stories</td>
</tr>
<tr>
<td>All Other Permitted Principal Non-Residential Uses</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>25 feet</td>
<td>none</td>
<td>25 feet</td>
<td>10 feet</td>
<td>20,000 square feet of gross building floor area per acre, 50,000 square feet of gross building floor area per acre for storage areas within buildings or warehousing as a principal use</td>
<td>3 stories</td>
</tr>
</tbody>
</table>

### 3. Accessory Uses
(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.
(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.
(3) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use).
(4) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.

### DEVELOPMENT STANDARDS (continued on page 2 of 2)

#### 4. Minimum Lot or Site Size

- **Use Category**
  - Permitted Principal Commercial Uses Numbers (3), (21), (25)
  - All Other Permitted Principal Non-Residential Uses

- **Lot or Site Area**
  - None

- **Lot Width**
  - None

- **Lot Depth**
  - None

- **Lot Size**
  - 25 feet

### 5. Minimum Building Setbacks

- **Use Category**
  - Permitted Principal Commercial Uses Numbers (3), (21), (25)
  - All Other Permitted Principal Non-Residential Uses

- **Building Setbacks**
  - Front: 25 feet
  - Side: None
  - Corner: None
  - Rear: 10 feet

### 6. Maximum Building Restrictions

- **Use Category**
  - Permitted Principal Commercial Uses Numbers (3), (21), (25)
  - All Other Permitted Principal Non-Residential Uses

- **Building Size (excluding gross building floor area used for parking)**
  - 20,000 square feet of gross building floor area per acre, 50,000 square feet of gross building floor area per acre for storage areas within buildings or warehousing as a principal use.

- **Building Height (excluding stories used for parking)**
  - 3 stories

**FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2**
7. Criteria for Outdoor Storage: Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.

9. Street Vehicular Access Restrictions: Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5; MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.

10. Additional Criteria and Restrictions for Pet Day Centers: Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 as measured on the property line abutting the Center. Hours of operation for Pet Day Care Centers shall be 6:00 A.M. to 9:00 P.M. Indoor overnight boarding of pets is permitted.

GENERAL NOTES:
1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.