

Article X
Industrial District (M-1), Manufacturing

(As Amended through 12/10/2024)

Section 1 - Statement of Intent

The general intent of this district is to encourage the development of industrial parks and individual manufacturing facilities. With proper landscaping, many types of industry will not detract from the residential desirability of adjacent properties. Some types of industry, however, are not compatible with residential uses due to potential nuisance or hazard. Special use permits are required for the latter types of industrial uses in order to protect the general public and surrounding properties.

Section 2 - Uses Permitted by Right

1. Offices.
2. Wholesale businesses.
3. Storage warehouses and distribution facilities.
4. Printing and publishing.
5. Animal hospitals and Commercial Kennel, Indoor. Subject to Development Standards contained in Article XV, Section 8.W (Adopted 01/26/2021)
6. Truck or freight terminals.
7. Cabinet, furniture and upholstery shops.
8. Research, experimental, and testing facilities.
9. Contractor's equipment, storage, and sales facilities.
10. Coal, wood, lumber yards and sawmills.
11. Ice manufacture, storage and distribution facilities.
12. Feed and seed stores.
13. Building materials sales and storage yards.
14. Bottling and canning facilities, including distribution of such.
15. Blacksmith shops and welding and machine shops, excluding punch presses exceeding forty (40) tons rated capacity and drop hammers.
16. Photographic processing or blueprinting facilities.
17. Manufacture or assembly of previously prepared materials; medical and dental equipment; drafting, optical, and musical equipment; clocks; toys; games; electrical and electronic apparatus.
18. Manufacture, compounding, processing, or packaging of bakery products, candy, cosmetics, dairy products, drugs, pharmaceuticals, soap, toiletries, and food products.

19. Manufacture of pottery and similar ceramic products using only previously pulverized clay and kiln fired by electricity or gas.
20. Manufacture of rugs, mattresses, millinery, clothing and printing and finishing of textiles and fibers into fabric goods.
21. Manufacture or assembly of boats, fire arms, electrical appliances, electronic instruments and devices, radios, televisions, phonographs, tools, dies, machinery, and hardware and sheet metal products.
22. ~~Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading, or recapping or battery manufacture.~~ (Repealed 03/28/2000)
23. Public utilities -- distribution, transmission and generation.
24. New Auto Sales and Service. (Amended 2/25/03)
25. Trade, Technical and Vocational School (Indoor and Outdoor). (Adopted 7/26/94)
26. Manufacture of Horticultural Products. (Adopted 4/11/95)
27. Tow Service Operation. (Adopted 4/11/06)
28. Logging and Timbering. (Adopted 7/14/09)
29. ~~Data Center subject to the standards contained in Article XI, Division 7, Planned Innovation, Research, and Technology Park (Adopted 11/16/2023)~~
Repealed 12/10/2024
30. Uses permitted in Article IX (B-1), Section 2, subject to standards contained in Article XV, Section 22. (Adopted 08/13/19)
31. Brewery, Limited (Adopted 09/10/19)
32. Distillery, Limited (Adopted 09/10/19)
33. Electric Vehicle Charging Station (Adopted 06/13/2023)
34. Electric Vehicle Charging Center (Adopted 06/13/2023)

Section 3 - Uses Permitted by Special Exception

1. Airports.
2. Asphalt manufacturing or mixing.
3. Crushed stone operations.
4. Used Auto Sales (except when accessory to new car sales).
(Repealed and Replaced 2/25/03)
5. Sand and gravel operations.

6. Sanitary landfills, waste disposal facilities.
7. Paper and pulp manufacturing.
8. Manufacture of stone and shale products, brick, tile, and concrete products.
9. Dwelling for resident watchmen and caretakers employed on the premises.
10. Alcohol, Industrial. (Adopted 6/30/88)
11. Retail Sales associated with manufacturing. (Amended 8/29/90)
12. Communication Facilities. (Repealed & Replaced 05/25/04)
13. Motor Vehicle body and painting. (Repealed & Replaced 05/11/04)
14. Motor Vehicle parts sales. (Adopted 05/11/04)
15. Motor Vehicle minor repair service. (Adopted 05/11/04)
16. Motor Vehicle major repair service. (Adopted 05/11/04)
17. Tire retreading/recapping. (Adopted 05/11/04)
18. Retail Sales and Services associated with offices. (Adopted 11/23/04)
19. Towing Storage Lot. (Adopted 4/11/06)
20. Temporary Quarters for Industrial Facilities (Adopted 02/10/15)
21. Carry-out Restaurant (Adopted 02-16-16)
22. Exercise Studio (Adopted 07-12-16)
23. Uses permitted in Article IX (B-1), Section 3, subject to standards contained in Article XV, Section 22. (Adopted 08/13/19)
24. Commercial Kennel, Outdoor (Adopted 01/26/2021)
25. Data Center – subject to the standards contained in Article XI, Division 7, Planned Innovation, Research, and Technology Park (Adopted 12/10/2024)