

1. District Intent	Permitted Uses		
	2. Principal Uses		3. Accessory Uses
<p>The M-1 district is intended to be located in areas designated Branfordville Mixed Use or Suburban on the future land use map of the Comprehensive Plan 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.</p>	<p>(1) Armored truck services.  (2) Assembly of apparel and accessories.  (3) Automotive service and repair, including car wash.  (4) Bottling plants.  (5) Broadcasting studios.  (6) Building contractors and related services.  (7) Cemeteries.  (8) Communications and utilities.  (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with section 10-6.806.  (10) Crematoriums.  (11) Distribution facilities.  (12) Dry cleaning plants.  (13) Food processing, excluding slaughter.  (14) Golf courses.  (15) Gun firing ranges (indoor).  (16) Heavy infrastructure (maintenance yards, motor pools, airports, landfills, sewage treatment plants, etc.).</p>	<p>(17) Laboratories: research and development activities.  (18) Lawn and tree removal services.  (19) Manufacturing (consistent with the definition of light industrial).  (20) Non-medical offices and services, including business and government offices and services.  (21) Off-street parking facilities.  (22) Passive and active recreational activities.  (23) Post control services.  (24) Printing and publishing.  (25) Repair services, non-automotive.  (26) Towing, wrecking, and recovery services.  (27) Transportation and freight handling activities.  (28) Warehouses, miniwarehouses, or self-storage facilities.  (29) Welding and machine shops.  (30) Wholesale activities.  (31) Wholesale building supplies.  (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) A lawfully established 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 gross floor area or of the principal use or structure, as determined by the County Administrator or designee. The 33-percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.  (a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.  (b) Residential use (intended for watchman or guard not to exceed one dwelling unit per industrial use).  (c) Outdoor storage (without the 33 percent limitation), provided it complies with subsection 7 of this section.  (d) The following uses are permitted accessory uses in this district:  1. Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.)  2. Temporary employment.  3. Security guard service.  4. Day care centers—Licensed day care services</p>

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			as described in and regulated by section 10-6.811. 5. Recreational amenities—Provided as an accessory to a permitted uses established within the district for use by employees management and their guests. 6. Retail sales, provided the sales are directly related to the principal light industrial uses, e.g., gun sales at an indoor shooting range. Retail sales must be limited to no more than 33 percent of the gross floor area.