

M-1 Industrial Light.

The purpose of the M-1 district is to establish areas of the county to provide for certain types of business and industrial uses characterized by light manufacturing, fabrication, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. These [This] district should be located only where all necessary public utilities are available and where transportation systems are adequate.

(a)

Uses permitted by right:

Aquaculture.

Automobile assembling, disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture.

Building materials sales and service yards.

Commercial kennels.

Contractors equipment and storage yards.

Convenience center.

Convenience store.

Fleet parking.

Flex office.

General office uses.

Hotel.

Laboratory, research and testing.

Light industrial uses.

Light manufacturing uses.

Machinery sales and service.

Maintenance, rental, and repair of modular units designed for temporary office or classrooms.

Microbrewery in accordance with subsection [28-39\(w\)](#).

Motor vehicle rental.

Parking and storage of tractor trailers.

Printing, publishing, engraving.

Public facilities/utilities but not including propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

Public parking lot.

Public works excluding wastewater treatment facilities.

Railroad sidings.

Restaurants without drive-through.

School, vocational.

Selected indoor recreational enterprises within industrial parks.

Storage warehouse.

Veterinary clinic.

Vocational school.

Warehousing, mini-storage.

Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).

Wholesale business.

(b)

Conditional use permit:

Adult business.

Airport, private.

Boat sales.

Brewery.

Clinic, medical and dental.

Communication facility.

Distillery.

Drive-through.

Dwelling for watchman or caretaker on-premises.

Energy storage facility.

Low intensity commercial retail not otherwise listed.

Medium intensity commercial retail not otherwise listed.

Microbrewery, in accordance with subsection [28-39\(w\)](#), with facilities for events such as weddings, parties, and/or events with two hundred (200) or more attendees.

Motor vehicle sales.

Other light industrial and manufacturing uses not otherwise listed for this district.

Place of worship.

Public facilities/utilities for propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).

Recycling facilities.

School.

School, industrial.

Solar facility.

Truck stop.

Vehicle fuel sales.

(c)

Requirements:

(1)

Intensity: Ratio

Maximum floor area 0.50

Open space ratio 0.20

(2)

Minimum yards: Feet

Front* 40

Side** 15

Back** 15

(3)

Maximum height (in feet) 65

* Front setback may be reduced. Specified in subsection [28-59\(f\)\(10\)](#).

** When adjoining any nonindustrial district, the setbacks shall be at least forty (40) feet.