

ARTICLE 16 M-1 LIGHT INDUSTRIAL

1600 PURPOSE

The purpose of the M-1 Light Industrial District is to provide areas for general manufacturing.

1601 PERMITTED USES

The following uses are permitted in the M-1 Light Industrial District:

Accessory use	Light manufacturing/Assembly	Telecommunication tower
Automobile sales, repair	Office	Trucking terminal
Contractor's storage yard	Public Service Facility	Utility trailer/equipment sales
Day care facility, accessory use only	Recreational vehicle sales	Vehicle storage lot
Distribution Center	Research Facility	Warehouse, Wholesale
Landscape business	Self-serve storage facility	

1602 CONDITIONAL USES

The following may be approved by the BZA pursuant to Article 30-Conditional Use:

Feed mill	Oil well, gas well	Restaurant
Grain elevator		

1603 DEVELOPMENT STANDARDS

All buildings, structures, lots and land uses within the Light Industrial District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

- Front: 40 feet
- Rear: 30 feet
- Side: 15 feet
- Width: 100 feet
- Lot area: 20,000 square feet
- Maximum building height: 45 feet
- Maximum accessory height: 45 feet

Corner lots shall have the required front setback on both street frontages.

1604 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

1605 ABUTTING RESIDENTIAL

A. SETBACKS

For main buildings, accessory buildings, parking, or access drives within the M-1 Zoning District and for those M-1 Permitted Uses that are also Permitted Uses within the C-2 Zoning District, as listed in Section 1401 of this Resolution, the following minimum setbacks shall be provided for parcels abutting a residential use:

	M-1	C-2
	Permitted Use	Permitted Use
Side:	40 feet	30 feet
Rear:	100 feet	30 feet

B. SCREENING

Both solid privacy fencing and landscape shall be installed along the abutting residential use to effectively shield the higher intense use.

1. Landscape shall be installed on both sides of the privacy fence. See Article 3002-Landscape.
2. Privacy fence shall be eight (8) feet in height or six (6) feet in height when incorporated with a minimum two (2) feet in height mound.

