M-1   Light Industrial

The M-1 Light Industrial district is intended to provide locations for a variety of land uses characterized by production, manufacturing, distribution, or fabrication activities. Uses in the Light Industrial district will be conducted entirely within enclosed buildings and will not use the open area around such buildings for the storage of raw materials or manufactured products except for the transporting of goods between buildings. Uses will generally require some separation from residential and commercial/service districts due to the potential for noise, bright lighting, traffic from heavy trucks and other large vehicles, rail traffic, and round the clock activities associated with these uses.

Permitted Uses

Car Wash
Catering Establishment
Commercial Greenhouse
Contractor Shops
Construction Shops
Daycare
Dry Cleaning
Feed Store
Fire Department
Gas Station
General Retail Sales
Kennel
Law Enforcement

Lumber/Building Materials Sales
Manufactured Housing Sales
Mini Storage
Park, Public
Printing and Publishing Establishment
Recreational Vehicle/Mobile Home Sales
Sewage or Garbage Disposal Plant
Vehicle /Boat/Equipment Sales
Vehicle Service or Repair
Veterinary Hospital
Warehousing and Storage, Indoor
Wholesaling Facility

Conditional Uses

Water Treatment
Water Management and Distribution Facility
Waste Transfer
Wastewater Treatment
Any other similar uses deemed to be consistent by the Zoning Officer

Accessory Uses

Parking

Parking shall be regulated in conformance with the provisions of **Section 4.**

Signs

Signs shall be regulated in conformance with the provisions of **Section ___.**

Bulk Regulations

M-1	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Setback	Minimum Side Setback[1]	Minimum Rear Setback[1]	Maximum Height
All Uses	-	-	-	-	-	50
[1] When abutting a residential or commercial district, a 20- side or rear setback is required						

Revised and adopted on 02/08/2022, Ordinance 2022-01