

Article 31 – Industrial Zone (M-1)

ARTICLE 31 - INDUSTRIAL ZONE (M-1)

Section 31.10 - Uses Permitted

In an M-1 zone, the following uses and their accessory uses are permitted outright:

- A. Other than a dwelling or mobile home except when exclusively connected with the business involved, any use permitted in a C-1 zone.
- B. Manufacturing, repairing, compounding, processing, packing or storage
- C. Wholesale distributing or outlet
- D. Railroad facilities such as switching yards, spur or holding tracks
- E. Kennels
- F. A recreational vehicle or single-wide manufactured home for temporary security personnel purposes only for a period not exceeding two years. Applicable provisions in Article 16 shall apply.
- G. Communication facilities and towers, subject to Article 74.
- H. Marijuana businesses, subject to Article 53.

Section 31.20 - Conditional Uses Permitted

In an M-1 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Article 60.

- A. Motor vehicle wrecking yard
- B. Junk yard
- C. Communication facilities and towers, subject to Article 74.
- D. Dwelling for security purposes, subject to the following:
 - 1. Accessory to an existing or permitted industrial use.
 - 2. Demonstrated that the dwelling is required for security purposes.
- E. Other similar uses to those listed in the zone may be permitted as conditional uses upon

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demonstrating no adverse impacts to adjacent properties.

Section 31.30 - Limitations on Use

In an M-1 zone erection of a building or the use of property within 100 feet of a lot in farm or residential zone shall be subject to the review and approval of the Commission. The Commission may impose limitations on openings, access or other restrictions in order to reduce any adverse effects the use may be on adjacent properties.

Section 31.40 - Setback Requirements

In an M-1 zone, the setbacks shall be as follows:

- A. The front yard shall be a minimum of 20 feet from the edge of the right-of-way.
- B. No building shall be closer to an Exclusive Farm Use (EFU), R-1 zone property line than the height of the building in the Industrial Zone or to the required setback of buildings in the EFU or R-1 zones, whichever distance is greater.
- C. Vision clearance setbacks from all street intersections shall be 35 feet.

Section 31.50 - Lot Coverage

In the M-1 zone, buildings, except covered parking or loading areas, shall not cover more than 60 percent of the lot area.

Section 31.60 - Site Design Standards¹

At the time of new development, or change of use, the applicant shall demonstrate:

- A. Site access will not cause dangerous intersections or traffic congestion. They will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for safe ingress and egress. Roadway capacity, speed limits and number of turning movements shall all be considered.
- B. The storm drainage or natural drainage system will handle the increased runoff created by the new development.
- C. No new building site shall be located within the 100-year floodplain without a floodplain permit.

¹. Locational Criteria are listed in the County Policy Document under Goal 9 (Economy of the State) and apply at the time of a Plan or Zone Change to M-1.

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Section 31.65 – Street Design Standards

A. The following street design standards for Urban Commercial/Industrial Roads shall apply outside the Urban Growth Areas to new streets built within the M-1, M-2 and C-1 zones for new developments with a proposed or potential average lot size of one-half acre or less:

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60’-70’	30’- 42’ ¹	Two 11’	12’ min., if needed.	None	8’ one or both sides	See Note 2	Two 6’-8’	One or two 5’-10’

1. 42’ with center turn lane
 2. 4’- 6’ wide planting strip, or tree wells with 8’ sidewalk
- * = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

B. The following street design standards for Rural Commercial/Industrial Roads shall apply to new streets built within the M-1, M-2 and C-1 zones for new developments with a proposed or potential average lot size of one-half acre or more:

ROW	Roadway	Travel lanes	Center lane	Shoulder	Parking	Planting strip	Sidewalk	Utility easement*	Other/ Comments
60’ -68’	32’- 40’	Two 12’	None	None	8’ one or both sides	None	None	One or two 5’-10’	2’ gravel shoulder both sides; 12’ ditch one or both sides

* = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

Section 31.70 – Access Management

Access management guidelines are addressed in Article 19 (Access Management Standards) of this Ordinance.