

**ARTICLE 23  
LIGHT INDUSTRIAL M-1 DISTRICT**

Statement of Intent

The purpose of this district is to provide sufficient space in the appropriate locations for light industrial and manufacturing uses, as well as related service and support uses. All permitted uses shall involve minimal hazards and shall not create significant amounts of smoke, noise, odor, dust, or other potential nuisances. This district is intended to be located along or near primary highways in order to facilitate easy access and to avoid industrial traffic impacts on residential streets.

**23-1 Permitted Uses**

Within the Light Industrial M-1 District the following uses are permitted when in compliance with the statement of intent of this Article as determined by the Zoning Administrator and upon approval of a site plan submitted in accordance with Article 14 of this Ordinance.

1. Assembly Plants, including but not limited to, automobiles, electrical appliances, computer equipment and software, ventilating systems, and medical equipment.
2. Breweries to include Large Scale Breweries, Microbreweries and Commercial Nanobreweries
3. Building Establishments including, but not limited to, boat building, craft shops, woodworking shops, lumber yards, sawmills, concrete works, machine and metal shops.
4. Business Service & Supply and Wholesale Trade Establishments.
5. Convenience Stores.
6. Communication facilities including, but not limited to, towers, antennas, and dishes.
7. Horticultural Facilities, including but not limited to, greenhouses, nurseries, and tree farms.
8. Laboratories, including but not limited to, medical, military, and pharmaceutical.
9. Manufacturing, and/or packaging of products derived from material which is refined or initially processed elsewhere.
10. Processing Plants, including but not limited to the processing, packaging, and treatment of, food for human and animal consumption, cosmetics, pharmaceuticals, and toiletries.
11. Oil and gas refining facilities
12. Professional Offices.
13. Public Water and Sewer Facilities including, but not limited to, waste water treatment plants, wells, water towers, and dams.
14. Public Service Training Facilities as defined in Article 20 of this Ordinance.
15. Storage Facilities including, but not limited to, warehouses, self-storage facilities, building materials yard, tank farms, and agricultural silos.
16. Vehicle Sales & Service Establishments. This use includes, but is not limited to, automobile service, and major service stations, the sale, rental and/or lease of motor vehicles including, but not limited to automobiles, farm implements, marine, and recreational vehicles.

### **23-2 Conditional Uses (Conditional Use Permit Required)**

Notwithstanding Section 23-1 of this Article, the following uses require a Conditional Use Permit. After review of the application and public hearing thereon, in accordance with Article 16 herein, the Town Council finds as a fact that a proposed use is consistent with the intent of this ordinance and the Land Use Plan, and is in the public interest, the following uses may be permitted.

1. Airports, Public and Private
2. Heliports and Helistops
3. Chemical plants

### **23-3 Use Limitations**

1. All operations, activities, and storage shall be conducted within a completely enclosed building, except permitted uses and conditional uses which by their nature must be conducted outside of a building.
2. Notwithstanding Section 23.3-a of this Article, the following accessory uses may be conducted within a canopy building, as defined in Article 20 of this Ordinance, or in the open.
  - a. Storage of building materials, pallets, supplies, equipment, or machinery.
  - b. Display or sales areas for vehicles or other products.
  - c. Loading or unloading areas for trucks and other vehicles.
3. Nothing in this Article shall be deemed to allow or authorize any use in violation of the regulations of the Commonwealth of Virginia concerning the buffer area associated with waste water treatment facilities.
4. Any activity which involves the transfer and/or shipment of raw or processed human or animal waste, or which may constitute a safety, health or traffic hazard, or public nuisance is not permitted. Public water and sewer facilities shall be exempt from this provision.

### **23-4 Area Regulations**

The minimum lot area for permitted uses shall be one acre. (43,560 square feet).

### **23-5 Setback Regulations**

Structures shall be located 40 feet from any street right of way.

### **23-6 Lot Width Regulations**

There shall be no minimum lot width within the M-1 district.

### **23-7 Side and Rear Yard Regulations**

1. The minimum side yard for each use shall be 15 feet with a total of the two combined side yards equaling 30 feet.
2. The minimum rear yard for each main structure shall be 25 feet.

### **23-8 Height Regulations**

Permitted structures may be erected up to 50 feet from grade with the following exceptions: communication towers, cupolas, monuments, water towers, chimneys, flues, flag poles, storage silos and structures associated with waste water treatment facilities.

### **23-9 Screening**

Structures and uses are required to be screened from abutting residential development. The screen shall be within one (1) foot of the common property line and consist of a solid masonry wall, a uniformly painted solid board fence, or evergreen hedge eight (8) feet in height except in areas requiring natural air circulation, unobstructed view, or other technical considerations necessary for proper operation.

### **23-10 Accessory Building Regulations**

Accessory buildings as defined shall be behind the main and shall be no closer than fifteen (15) feet to any property line.

### **23-11 Additional Requirements Including But Not Limited To:**

1. Chesapeake Bay Act: refer to Article 22 of this Ordinance.
2. Signs: refer to Article 12 of this Ordinance.
3. All large scale breweries, microbreweries, commercial nanobreweries, home nanobreweries and brewpubs shall be licensed and/or permitted by the proper national and state agencies concerning breweries.