

### 7.13 PLANNED INDUSTRIAL DISTRICT (M-1)

The “M-1” Planned Industrial District is intended to encourage innovation in residential, commercial and industrial development; to gain a more efficient use of land; to utilize new technologies in urban land development; and to provide for a greater variety and flexibility in type, design, and layout of buildings.

#### **A. Use Regulations.**

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses subject to all applicable development and performance standards.

1. Permitted uses: The following uses shall be permitted by right in the “M-1” Planned Industrial District, subject to all applicable development and performance standards:

a. A Planned Industrial District pursuant to a Planned Unit Development (PUD).

**B. Accessory Uses.** Accessory uses and structures in the Industrial District shall be pursuant to a Planned Unit Development. The following are accessory uses and structures:

1. Automotive repair and maintenance shops, maximum of two (2) bays in conjunction with gasoline service stations.
2. Car washes (single-bay, automatic) in conjunction with gasoline service stations.
3. Dwelling units for security, management or maintenance personnel.
4. Fences or walls.
5. Flag poles, under sixty (60) feet in height.
6. Food service and vending machines for tenants.
7. Gate houses.
8. Parking and loading areas.
9. Private parking garages.
10. Recreational areas and facilities.
11. Satellite dish antennas.
12. Signs.
13. Solar collectors.
14. Storage lots for vehicles awaiting repair, with screening requirements.