

ARTICLE 18. - INDUSTRIAL, LIMITED, DISTRICT M-1

Section 1. - Statement of intent.

The primary purpose of this district is to permit certain industries, which do not in any way detract from residential desirability, to locate in any area adjacent to residential uses. The limitations on (or provisions relating to) height of buildings, horsepower, heating, flammable liquids or explosives, controlling emissions of fumes, odors, and/or noise, landscaping and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

Section 2. - Uses and structures permitted by right.

1. Assembly of electrical appliances, electronic and telecommunication instruments and devices, radios and phonographs; manufacture of small parts, such as semiconductors and other electronic and telecommunication components and devices.
2. Laboratories (pharmaceutical and/or medical).
3. Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products.
4. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metal or stone, shell, straw, textiles, tobacco, wood, yarn and paint.
5. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
6. Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
7. Feed and seed stores.
8. Cabinetmaking, furniture and upholstery shops.
9. Monumental stone works.
10. Veterinary, dog or cat hospitals.
11. Wholesale businesses, stores or warehouses.
12. Off-street parking as required by this article.
13. Public utility facilities.
14. Data center.
15. [Repealed.]
16. Mobile home or travel trailer as a temporary office use during the period of construction of a commercial or industrial structure or development, public facility or public utility in accordance with the requirements of Supplementary Regulations, [Article 21](#).
17. Office buildings.
18. If rezoned prior to December 31, 2004, planned development parks including retail centers, office parks, research and development facilities, hospitals, medical clinics and accessory uses, apartments and condominiums as regulated in subsections (a) and (b) herein and by the multi-family residential development design standards, and permitted uses as allowed under the B-1, B-3, and M-1 districts. Conditional uses as listed however, that B-3 uses are not allowed within one-half (1/2) mile radius of interchanges along Patterson Avenue. A minimum of one hundred fifty (150) contiguous acres that are served by public water and sewer systems, are required in order to be classified as a planned development park. Any planned development park shall be subject to plan of development requirements in which detailed plans shall be submitted to the planning commission for review and approval prior to the issuance of any building permits. Plan of development requirements, as stated in [Article 21](#), Section 18, shall apply to all planned development parks. An existing planned development park may add contiguous parcels to its boundary to be regulated as set forth in this article. Such contiguous parcels may only be incorporated into an existing planned development park through an approved rezoning application identifying said parcels for inclusion into the park.
 - a. Density. Density for apartments and condominiums shall not exceed nineteen (19) units per acre.

b. Maximum acreage. No more than sixty (60) acres in the aggregate shall be developed for apartments or condominiums within any one (1) planned development park.

19. Restaurant.

20. Sale of motor vehicles, watercraft, and motorcycles, trucks, trailers, tractors, machinery, equipment and tools.

21. Public assembly uses with an occupancy of one thousand five hundred (1,500) or less, if located within an industrial park served by public water and sewer.

22. Drive-thru business, in accordance with [Article 21](#), Division 2, Section 9.

(Ord. of 8-7-07(3); Ord. of 10-2-07(3), § 1; Ord. of 2-5-08, § 1; Ord. of 10-5-10(1), § 17; Ord. of 11-1-11(1), § 1; Ord. of 4-17-12(2), § 1; Ord. of 3-4-14(2), § 1; Ord. No. 1612, § 1, 9-1-15; Ord. No. 1961, § 1, 8-2-16; Ord. No. 2274, § 1, 4-18-17; Ord. No. 2399, § 4, 8-1-17; Ord. No. 3033, § 1, 1-2-2019)

Section 3. - Conditional uses permitted by special exception.

1. Airports and private landing areas.

2. Metal products assembly, cutting and fabrications.

3. Radio or communication towers.

4. Buildings exceeding sixty (60) feet in height up to a maximum of eighty (80) feet which are within five hundred (500) feet from any residential zoning district or any boundary line of the county that exclusively adjoins residential zoning districts.

5. The repairing, rebuilding and reconditioning of motor vehicles less than seven thousand five hundred (7,500) pounds registered gross weight within an enclosed building.

6. Kennel-commercial, kennel-private.

7. Automobile repairing, rebuilding and reconditioning wholly within an enclosed building.

8. Outdoor storage.

9. Health clubs, fitness centers and gymnasiums.

10. Small wind turbines in accordance with [Article 21, Section 21](#).

11. Athletic fields.

12. Public assembly uses with an occupancy of one thousand five hundred one (1,501) or greater located within an industrial park served by public water and sewer, or public assembly uses of any size located within an industrial park not served by public water and sewer.

(Ord. of 11-7-07(1), § 1; Ord. of 1-4-11(4), § 4; Ord. of 11-1-11(1), § 1; Ord. No. 1278, § 4, 11-5-14; Ord. No. 1612, § 2, 9-1-15; Ord. No. 3033, § 2, 1-2-2019)

Section 4. - Permitted accessory uses and structures.

Accessory uses and structures permitted as defined.

Section 5. - Area regulations.

For permitted uses utilizing individual sewerage systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official. There is no minimum lot size for lots served by public water and sewer, but there shall be sufficient land area to support all required setbacks, parking and landscaping.

Section 6. - Yards requirements (setbacks).

1. Front. The front yard building setbacks for all structures shall be one hundred (100) feet from the right-of-way for primary roads including Routes 6, 250, 45 and 522. The front yard setback shall be seventy-five (75) feet from the right-of-way for all collector roads and shall be twenty (20) feet from the right-of-way of local roads.

2. Side. The minimum side yard for any side yard adjoining or adjacent to P-O-P, B-1, B-2, M-1 or M-2 District shall be ten (10) feet. The side yard adjoining or adjacent to any other district shall be thirty (30) feet from the lot line. The side yard of corner lots shall be twenty (20) feet. Accessory structures shall be at least five (5) feet from the property line.

3. Rear. The minimum rear yard for any rear yard adjoining or adjacent to a P-O-P, B-1, B-2, M-1 or M-2 District shall be ten (10) feet. Any rear yard adjoining or adjacent to a lot in any other district shall be a minimum of thirty (30) feet from the lot line. Accessory structures shall be at least five (5) feet from the property line.

Section 7. - Special provision for corner lots.

1. The side yard on the side facing the cul-de-sac shall be thirty-five (35) feet or more for both main and accessory buildings.
2. Each corner lot shall have a minimum frontage of one hundred (100) feet or more.

Section 8. - Building height regulations.

Buildings may be erected up to a height of sixty (60) feet; however, buildings may be erected up to a height of eighty (80) feet if such buildings are equipped with a fire sprinkler system in accordance with applicable codes and such buildings are at least five hundred (500) feet from any zoning district other than M-1, M-2 or MPUD. If such buildings proposed to be between sixty-one (61) and eighty (80) feet in height and also are within five hundred (500) feet from any residential uses, then a conditional use permit by special exception shall be required. The height of buildings will be measured from the ground level to the top of the roof. Chimneys, flues, cooling towers, flagpoles, small wind turbines, radio or communication towers or accessory facilities thereof not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to six (6) feet above the limited height of the building on which the walls rest.

(Ord. of 1-4-11(4), § 4)

Section 9. - Requirements for principal permitted uses.

Principal permitted uses shall be conducted wholly within a completely enclosed building. Public utilities requiring natural air circulation, signs requiring unobstructed view or other technical consideration necessary for proper operation shall be exempt from this provision. This exception does not include storing of any materials.

Section 10. - Signs.

All signs shall be in compliance with the sign regulations set forth in [Article 23](#) of this Appendix.

(Ord. of 10-5-10(1), § 17)

Section 11. - Coverage regulations.

Buildings or groups of buildings with their accessory buildings and other impervious surfaces may cover up to 70% of the area of the lot. The floor area ratio (FAR) shall not exceed 0.5 for all uses, except the FAR shall not exceed 0.65 for multi-family uses permitted in section 2(18) above.

(Ord. No. 2068, § 1, 11-1-16)

Section 12. - Landscape regulations.

1. Landscaping shall be required within established or required setback areas. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of two and one-half (2½) feet and to within fifty (50) feet from the corner of any intersecting streets.
2. For all uses, sufficient area shall be provided:
 - (1) To adequately screen permitted uses from adjacent residential uses in residential districts and agricultural districts. Such landscaping shall consist of a minimum of a double row of six-foot evergreen trees or a two- to four-foot berm with four-foot evergreen trees or an equivalent landscaping treatment as approved by staff. Such evergreen trees shall be planted ten (10) feet on center. Any side yard adjoining a residential zoning district shall be landscaped and maintained in a manner appropriate to a residential neighborhood for a distance of thirty (30) feet from the lot line adjacent to the other district. Any rear yard adjoining or adjacent to a lot in any residential zoning district shall be landscaped and maintained in a manner appropriate to a residential district for a distance of thirty (30) feet from the lot line adjacent to the other district. No such required landscaped area shall be used for a driveway, off-street parking, or loading. No landscaping adjacent to a street shall be of a nature which impairs visibility of or from approaching traffic, or creates potential hazards for pedestrians.

- (2) For off-street parking of vehicles incidental to the office, its employees and clients. Such landscaping shall consist of a minimum of a three-foot evergreen hedge or a two- to four-foot berm with two-foot evergreen hedge or an equivalent buffering.
- (3) Front yard landscaping shall contain the materials required in the underlying zoning district as well as both of the following:
 - a. One (1) tree (two-inch caliper) per one thousand (1,000) square feet and one (1) shrub (fifteen (15) inches to eighteen (18) inches) per one hundred fifty (150) square feet.
 - b. Vegetation planted in the streetscape buffer shall be of a type and/or planted so as not to interfere with overhead or underground utility lines when fully grown. All landscaping shall adhere to sight distance requirements as determined by VDOT.
 - c. Streetscape buffers may also contain sidewalks, utility easements and signs but shall not contain best management structures.
- (4) Trees having a six-inch caliper or greater located in all setbacks shall be maintained except as necessary for entrances, sight distance, utilities, sidewalks and signs.
- (5) All landscaping shall be maintained by the owner of the property and any plants that die or are destroyed shall be replaced within thirty (30) days.
- (6) Exceptions: The planning director may approve development plans that deviate from the streetscape buffer requirements if the site's topography, configuration, or other unique circumstances prevent full compliance with the requirements. In all such cases, the planning director may impose conditions that will accomplish the purpose of the requirements to the maximum extent practicable.