

# M-1 (Light Industrial)

## Fact Sheet

### Purpose

To provide for areas for industry in locations served by major transportation facilities and adequate utilities but that are not suitable for conventional industrial development due to the proximity of residential, recreational, commercial, or related development. Development should be compatible with adjacent development and provide suitable open space, landscaping, and parking areas.



### Conditional Uses

(Must contact the Planning Department for an application)

- Single family detached dwellings
- College/university
- Nonprofit club or lodge
- Nonprofit service organization
- Place of worship
- School, private or special
- Major utilities
- Indoor recreational uses
- Gym/health spa/yoga studio
- School of the arts
- Firearm training and sports facility (indoor)
- Special event facility
- Bail bonds
- Call center
- Radio/TV station/recording studio
- Outdoor recreation
- Personal services (exceptions apply)
- Animal care (indoor)
- Convenience store with gas pumps
- Car wash
- Vehicle repair, minor

### Allowed Uses

- Trade/vocational/business school
- Light industrial uses
- Automobile or truck storage lot
- Microbrewery
- Professional offices
- Sale or rental of machinery
- Helicopter landing area
- Ice vending machine
- On site parking

### Limited Uses

- Manufactured building and mobile home sales
- Commercial parking
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing
- Contractors office with storage
- Concrete or masonry plant
- Manufacturing or assembly plant
- Self service storage
- Vehicle repair, major
- Commercial vehicle repair
- Warehouse and distribution
- Outdoor storage, limited or general

### Lot Requirements

Minimum Lot Size: 20,000 square feet  
Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street  
(measured from street centerline) 90 feet from a collector road  
55 feet from all other streets  
30 feet from a service drive (measured from property line)

Minimum Rear Setback: 30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)  
Minimum Side Setback: 30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)

**This information is provided for general information only. Properties in overlay districts or with zoning conditions or variances may have different requirements.** For additional information, contact the Planning Department at 706-868-3400, or [planning@columbiacountyga.gov](mailto:planning@columbiacountyga.gov).