

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.



Allowed Uses

- Conservation area
- 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

- Minor utilities
- Manufactured building and mobile home sales
- Commercial parking
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing
- Recreational vehicle sales, leasing, or rental
- Car wash (as accessory use)
- 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

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

Lot Requirements

Minimum Lot Size:	20,000 square feet
Minimum Lot Frontage:	100 feet
Minimum Front Setback*: (measured from street centerline)	125 feet from an arterial street 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: (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)	30 feet
Minimum Side Setback: (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)	30 feet

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.