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M-1 Light Industrial District

This district is defined as certain areas more suited for industrial use than residential use, but situated where residential development, or prospective development, is in close proximity on one or more sides of the district. The uses which are permitted in this district are those characterized by low traffic density, low land coverage, and absence of objectionable external effects. Large setbacks are required in this district and landscaping in keeping with residential areas encouraged. Examples: Mohawk Flooring 550 Cloniger Drive and Holly Hill Station 801 Julian Ave.

Section 2. - Typical permitted uses

(See Article V, Sec. 2 of Zoning Ordinance for complete list)

Retail Sales

Antiques
Arts and crafts supply
Book and stationary stores
Clothing sales
Flower, plant sales
Furniture, retail sales
Hardware and building materials sales
Lock and gunsmiths
Bakeries
Catering establishments
Coffee Shops
Ice Cream Parlor
Restaurants

Services

Barbershops
Dry Cleaners
Dance Studios
Electrical shops
Public buildings, libraries, museums, art galleries
Printing or binding shop
Beauty parlors
Custom fabrication
Tailor shops

Office

Agencies, including but not limited to travel, brokers, insurance, loan, employment
Banks, savings and loan and similar financial institutions

Medical, dental, paramedical, chiropractor offices
Photographic developing, processing and finishing

Assembly

Athletic fields, recreational buildings, playgrounds
Auditoriums, indoor theaters, assembly halls
Clubs, lodges, community buildings, public or private nonprofit
Exhibition buildings, galleries or showrooms

Residential

Hotels, motels

Manufacturing

Laboratories, medical, research
Machine shop
Transportation terminals, freight, and passengers
Wholesale establishments
Warehouses, sales or service
Woodworking shops
Monument works, stone works
Metal shops
Assembling
Manufacturing, compounding, processing, packaging or treatment of such products as baking foods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products
Construction storage yards, lumberyards

Minimum lot requirements

Minimum lot size requirements not applicable in commercial and industrial districts for permitted uses.

Minimum setback requirements

Front: 35 feet
Rear: 20 feet
Side: 20 feet

Maximum height of the structure

50 feet

Maximum Lot coverage

No main building and permitted accessory buildings shall occupy more than 60 percent of the lot area.

Accessory Building Setbacks

Front: 35 feet
Rear: 20 feet
Side: 20 feet

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