

Pinellas County, Florida, Code of Ordinances >> PART III - LAND DEVELOPMENT CODE >> Chapter 138 - ZONING >> ARTICLE V. - COMMERCIAL AND INDUSTRIAL, MULTIUSE DISTRICTS >> DIVISION 10. - M-1, LIGHT MANUFACTURING AND INDUSTRY DISTRICT >>

DIVISION 10. - M-1, LIGHT MANUFACTURING AND INDUSTRY DISTRICT

Sec. 138-971. - Definition, purpose and intent of district.

The M-1, light manufacturing and industry district will provide areas for light manufacturing, industry, industrial support facilities, and certain public service functions. It is intended that this district will provide low intensity general industrial development which will have minimal impact on the surrounding areas. This district differs from the next lower industrial district (IPD) in that a more broad range of uses including certain outdoor storage and activity is permitted. This district shall include those areas indicated on the zoning atlas maps as M-1A, M-1 and LI. Adoption of this chapter will not change these classification designations but will make this division applicable to them.

(Ord. No. 90-1, § 1(308.1), 1-30-90)

Sec. 138-972. - Permitted uses.

The following uses are permitted in the M-1 district:

- (1) Light industrial activities, including but not limited to:
 - a. Light manufacturing and industry, except concrete and asphalt products and processing of fiberglass products (these operations are permitted in the M-2 district).
 - b. Food processing.
 - c. Ice plants.
 - d. Machine shops.
 - e. Bottling plants.
 - f. Tobacco processing.
 - g. Heavy equipment repair.
 - h. Shops, offices and storage for contractors.
 - i. Storage of products manufactured on site (see article VII, division 4).
 - j. Wholesale bakeries.
 - k. Lumberyards, including truss plants and similar operations.
 - l. Solid waste management facilities which are operated from within completely enclosed buildings. Prior to zoning clearance or site plan approval, applicants will be required to provide a statement of intent to comply with the waste stream reporting requirements as may be required by the County if determined to be applicable by Pinellas County Utilities Solid Waste Operations Department.
- (2) Business services as defined by this article may include but not be limited to printing, engineering and architectural services, blueprint and reproduction services, cabinet shops, equipment repair, technical training facilities, account services, catalog order processing facilities, insurance claims and account processing centers, airline reservations centers and other such services that would be in keeping with the purpose and intent of this district.
- (3) Carpet cleaning plants.
- (4) Retail commercial uses shall be allowed only as accessory uses, located on the parcel to which such use is accessory, and shall not exceed 25 percent of the floor area of the principal use to which it is accessory.

- (5) Wholesaling, distributing and warehousing.
- (6) Research and development centers.
- (7) Wholesale storage of gasoline, liquefied petroleum gas, oil or other flammable liquids or gases, provided the use meets the requirements of all applicable laws and ordinances, the county building code, and the aboveground containers meet front setbacks required in this division. (All setbacks shall be measured from the outer shell of the container.)
- (8) Crematoriums.
- (9) Dairying, including maintaining and raising of cattle, milk bottling and processing.
- (10) Government buildings.
- (11) Marinas, full service; the following conditions shall apply: The site shall contain sufficient upland areas to accommodate all needed utilities and support facilities such as off-street parking, restrooms, dry storage, etc. (see also [section 138-1342](#)).
- (12) Navigation safety devices and structures.
- (13) Professional offices.
- (14) Public or private utility rights-of-way or substations.
- (15) Radio and television transmitting stations.
- (16) Recreation areas such as parks, tennis and basketball courts, jogging trails, picnic areas and similar outdoor recreation facilities shall be semipassive in nature and are permitted in this district to provide location for breaks, lunches and recreational opportunities for persons working and doing business within the surrounding industrial area.
- (17) Accessory dwellings (see [section 138-1337](#)).
- (18) Such other uses that would be similar to those listed in this section and which would be consistent with the definition of this district.

(Ord. No. 90-1, § 1(308.2), 1-30-90; Ord. No. 92-66, § 1, 10-27-92; Ord. No. 93-88, § 1, 10-19-93; Ord. No. 96-41, § 1, 4-30-96; Ord. No. 97-79, § 2, 9-30-97; Ord. No. 98-97, § 6, 11-17-98; Ord. No. 06-53, § 10, 6-20-06)

Sec. 138-973. - Special exceptions.

Upon application to the board of adjustment and favorable action thereon, pursuant to article II, division 7 of this chapter, the following uses may be permitted in the M-1 district:

- (1) Outdoor gun clubs (see [section 138-240\(9\)](#)).
- (2) Restaurants (see [section 138-240\(12\)](#)).
- (3) The storage of garbage collection vehicles or containers.
- (4) See [section 138-240](#) for other special exceptions which may be permitted in this district.

(Ord. No. 90-1, § 1(308.3), 1-30-90)

Sec. 138-974. - Conditional uses.

Upon application to the board of county commissioners and favorable action thereon, pursuant to article II, division 8 of this chapter, the following conditional uses may be permitted in the M-1 district:

- (1) Airports or airstrips.
- (2) Heliports or helistops.
- (3) Repealed.
- (4) Solid waste management facility (outdoor).
- (5) Off-site biohazardous or hazardous waste storage and/or treatment facilities. In order to protect property values, alleviate real and perceived health concerns and reduce the probability of entry of unauthorized persons, these facilities shall not be located within one-

half mile of residentially zoned property. For purposes of this restriction, the following definitions shall apply:

- a. *Biohazardous waste* shall be as defined in Rule 17-712.200(2), Florida Administrative Code.
- b. *Hazardous waste* shall be as defined in F.S. § 403.703(23) and as that definition is further defined in Rule 17-775.200(5), Florida Administrative Code.
- c. *Off-site* means any site which is not a part of the facility where biohazardous or hazardous waste is generated.
- d. *Storage* means the holding of biohazardous or hazardous waste in a place other than at the generating facility, for a temporary period at the end of which the waste is treated or stored elsewhere.
- e. *Treatment* means any process, including steam sterilization, chemical sterilization or incineration, which changes the character or composition of biohazardous or hazardous waste to render it nonbiohazardous or nonhazardous.

Distances shall be measured in a straight line from the outside perimeter of the subject property to the closest point of any residential zoning district, regardless of municipal or county jurisdiction. The one-half mile distance provided in this section shall, if it is determined to be unconstitutional, be read in decreasing segments of 500 feet until reaching such distance as is constitutional, with respect to each use. Any variances to these distance requirements shall be in response to a demonstrated hardship and shall be consistent with the purpose and intent of the distance requirements of this section. If such variance is requested, notice of such request shall be provided by regular U.S. mail to all residential property owners as listed by the county property appraiser's office within one-half mile of such site.

- (6) Hotels and motels with a maximum density of 40 units per acre within permanent structures, pursuant to the acreage thresholds in the Additional Standards section of the Future Land Use Map Category, Descriptions, and Rules of the Pinellas County Comprehensive Plan; these shall be licensed as such by the state (see definitions, [section 138-1](#)).

(Ord. No. 90-1, § 1(308.4), 1-30-90; Ord. No. 92-66, § 1, 10-27-92; Ord. No. 93-88, § 1, 10-19-93; Ord. No. 97-57, § 22, 7-28-97; Ord. No. 09-35, § 1, 6-16-09)

Sec. 138-975. - Property development regulations.

- (a) *Maximum height.* No structure in the M-1 district shall exceed 75 feet (see section [138-1277](#)), or 35 feet when located within 50 feet of any residential zoned property.
- (b) *Minimum building site area requirements.* The minimum building site area requirements in the M-1 district are as follows:
 - (1) Area: Twelve thousand square feet.
 - (2) Width: Eighty feet (see section [138-1279](#)).
 - (3) Depth: One hundred feet.

See section [138-209](#) for lots or parcels of substandard dimensions.

- (c) *Maximum land coverage by structures.* In the M-1 district, the maximum floor area ratio shall not exceed 0.60 with a maximum of 50 percent lot coverage, and a maximum impervious surface ratio of 0.85.
- (d) *Setback requirements* (see also [section 138-1281](#)). In the M-1 district, the following minimum setbacks shall be required:
 - (1) Front: Twenty-five feet.
 - (2) Side: Ten feet.
 - (3) Rear: Ten feet.

(e) *Special requirements.*

- (1) Performance standards: See article VII, division 4 of this chapter.
- (2) Compatibility with the comprehensive land use plan: The M-1 district may be utilized in areas classified by the comprehensive land use plan as industrial limited or industrial general.

(Ord. No. 90-1, § 1(308.5), 1-30-90; Ord. No. 92-66, § 1, 10-27-92)

Secs. 138-976—138-1000. - Reserved. 

Zoning Summary

Revised 8/13/2010

This summary is provided as a convenient reference of the Zoning Code (Chapter 138). It does not contain the complete requirements of the Code and should only be used for "quick reference" only.

ZONING DISTRICTS	PERMITTED	MINIMUM LOT SIZE		MINIMUM YARD SETBACKS			MAXIMUM BUILD HEIGHT
		Area	Width x Depth	Front	Side	Rear	
IPD, Industrial Planned Development District	High quality industrial parks along with accessory support services	50 acres	100' x 200'	50' arterial 25' minor street	10'	10'	75' (35' when located within 50' of residential zone)
M-1, Light Manufacturing and Industry District	Light industrial uses (See ordinance for specific industrial uses), and professional office	12,000 sq. ft.	80' x 100'	25'	10'	10'	75' (35' when located within 50' of res zone)
M-2, Heavy Manufacturing & Industry District	Public service facilities, any use in M-1, concrete plants, manufacturing plants and similar uses.	25,000 sq. ft.	100' x 200'	25'	20'	20'	100'
AL, Aquatic Lands District	Parks and recreation areas, wildlife management, docks and piers, boating and fishing	<i>Subject to Site Plan Review</i>					
P/C, Preservation Conservation District	<i>See Code</i>	<i>See Code</i>		25'	25'	25'	35'
PSP, Public/Semi-Public District	Schools, museums, hospitals, nursing homes, government facilities	1 acre	100' x 100'	25'	20'	20'	50'
WPD, Wellhead Protection Overlay District	<i>See Underlying Zoning District</i>						
HPO-D, Historical Preservation Overlay District	<i>See Underlying Zoning District</i>						