

SECTION 10

INDUSTRIAL DISTRICTS

A. Industrial Districts Established.

The Industrial Districts established by this Ordinance for Vigo County, Indiana are as follows:

1. Light Industrial District (M-1)
2. Heavy Industrial District (M-2)

10.01 Light Industrial District (M-1)

A. Purpose.

The purpose of this district is to provide for establishments primarily engaged in manufacturing, construction, wholesaling, warehousing and associated retail and service activities whose external, physical affects are relatively clean and quiet, and to act as a transition between heavy industrial districts and less intensive agricultural, commercial or residential districts. This district should be located with good accessibility to thoroughfares; railroads oar other means of transportation, as well as a broad range of public infrastructure and utilities.

B. Permitted uses.

1. Uses permitted in the M-1 District shall be those specified below:

Any industrial manufacturing, processing, cleaning, refining, assembling, wholesaling, cleaning, servicing, testing, repair or storage of materials, goods or products not elsewhere listed in this Ordinance.

Assembly of Pre-manufactured parts, subassemblies, components
Assembly, repair or manufacture of light component parts
Canning of Food (not including slaughtering)
Construction and Home Remodeling Companies
Contractors (any type)
Engraving on Stone
Food Products (secondary food processing and
Packaging - initially processed off-premises)
Job Printing (any size)
Laboratories, including:
Engineering
Pharmaceutical
 Research
 Testing
Leather Curing and Tanning
Liquor and Spirit Distillation
Machine Shop
Packaging of Food
Produce Terminal
Storage and Transfer Establishment
Warehouse and Distribution Center
Water Treatment Plant
Welding Shop

2. Temporary Uses (as defined in section 2).
 3. Accessory Uses (as defined in Section 2).
 4. Special Exception Uses (subject to the provisions of Section 18).
 - Battery Redemption
 - Engraving on metal
 - Furniture Refinishing, Restoration or Reupholster
 - Laundry, Cleaning and Garment Services, including:
 - Dry-Cleaning Plant
 - Industrial Launderers
 - Penal Facilities
 - Religious Use
- C. Minimum Lot Width and Frontage - 100'
- D. Minimum Front Yard and Setback - shall be provided along all street rights-of-way as follows:
- 1.along a minor or local street - 25'
 - 2.along a subcollector street - 30'
 - 3.along a collector - 40'
 - 4.along a arterial - 60'
- E. Minimum Rear Setback - shall be provided from the property line as follows::
- 1.Minimum Rear Yard - 15'
 - 2.Minimum Rear Buffer Yard - 40'
- F. Minimum Side Yard and Setback - shall be provided from the property line as follows:
- 1.Minimum Side Yard -15'
 - 2.Minimum Side Buffer Yard - 40'
- G. Use of Minimum Yards and Minimum Buffer Yards - all minimum yards and minimum buffer yards shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:
1. Minimum Front Yards - may include driveways and parking areas provided that a minimum buffer strip of 10' in depth measured from and paralleling the right-of-way line shall be maintained as open space free from buildings or structures;
 2. Minimum Front Buffer Yard - may include parking areas and driveways provided that a minimum buffer strip of 20' in depth measured from and paralleling the right-of-way line shall be maintained as open space free from buildings or structures;
 3. Minimum Side and Rear Yards - minimum side and rear yards may include internal driveways connecting to adjoining lots provided that the remainder of said yards shall be maintained as open space free from buildings or structures;

4. Minimum Side and Rear Buffer Yards - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as open space free from buildings or structures.
- H. Building Height Limitations.
1. Principal Use Building - 85', provided, however, any Principal Use Building may be increased in height up to a maximum of 125' feet subject to the increasing of the required yards by 1' for each 1' of additional structural height above 85'
 2. Accessory Use Building - 45'
- I. Minimum Off-Street Parking - See Section 14 for requirements.
- J. Minimum Off-Street Loading -See Section 14 for requirements.
- K. Entrance Restrictions -See Section 14 for requirements.
- L. On-Premise Signs -See Section 16 for requirements.
- M. Outside Operations and Storage.
1. Operations-

All operations, servicing and processing located within five-hundred (500) feet of a Residential District boundary (except storage, off-street parking and off-street loading) shall be conducted within completely enclosed buildings.
 2. Storage-

All storage of materials or products within five-hundred (500) feet of a Residential District boundary shall be either:

 - a. within completely enclosed buildings; or,
 - b. effectively screened within a chain link, lattice or similar type fenced area, with ornamental, non-solid or chain link gates. The height of said fence shall be at least six (6) feet and shall not exceed eight (8) feet. Materials or products stored within the enclosure shall not exceed the height thereof.
 3. Amount of outside operations and Storage-

The total area devoted to outside operations and storage shall not exceed seventy-five (75) percent of the gross floor area of enclosed structures or buildings on the lot.