

Article 09 Industrial Districts

Section 09.01 Intent

- (a) **M1 Light Industrial District.** The M1 Light Industrial District is established for light industries, such as light manufacturing or processing of previously refined materials and other industrial uses that have no adverse impact upon neighboring districts. This district also allows certain commercial uses that are industrial in character or are necessary to provide services to persons working within the district. Uses in this district must have less of an impact on surrounding uses and generate less truck traffic than the other industrial developments. Limitations regarding the degree of noise, smoke, glare, odor, and vibration are placed upon such uses to preclude any adverse effects upon nearby commercial or residential districts. It is intended that this district act as a transition between heavier industrial uses and residential or commercial areas.
- (b) **M2 Heavy Industrial District.** The M2 Heavy Industrial District is established to permit heavier industrial uses that are primarily of a manufacturing, assembling, and fabricating character, and are large-scale or specialized industrial operations more likely to produce external physical effects impacting to some degree surrounding districts. The M-2 District is further designed to be located in areas where heavy industrial uses can most efficiently utilize major roadways, utilities and other infrastructure while minimizing any incompatible aspects with neighboring districts.

County	Cities
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Section 09.02 Uses

Use and development of land and buildings shall only be for the following specified uses, unless otherwise provided for in this Ordinance. Uses are grouped into major categories and only those uses listed under each category are permitted. Land and/or buildings in the districts indicated at the top of the Table may be used for the purposes denoted by the following abbreviations:

- P: Permitted Use.** Land and/or buildings in this District may be used for the purposes listed by right.
- S: Special Exception Use.** Land and/or buildings in this District may be used for this purpose by obtaining Special Exception approval when all applicable standards cited in Article 24 Special Exception Review Requirements and Procedures.
- : Not Permitted.** The use is not permitted in the district. Uses not listed in the table are also not permitted. Uses that are not listed in any district of the zoning ordinance, as shown in Appendix A, may be allowed based upon a similar use determination in accordance with section 02.06.

**Table 09.02
Schedule of Permitted Uses**

Use	M1	M2	Use Requirements
Residential limited to the following:			
Dwelling units for watchmen and operating personnel and their families	P	P	
Agriculture and animal-related uses limited to the following:			
Farm implement dealers	P	P	
Grain elevator and storage	P	P	
Kennels	P	P	
Livestock yards	S	S	

Table 09.02
Schedule of Permitted Uses

Use	M1	M2	Use Requirements
Locker plants	P	P	
Plant nursery and commercial greenhouses	P	P	
Produce terminals	P	P	
Slaughterhouse	-	S	14.02(d)
Retail trade limited to the following:			
Auction houses	P	-	
Business machine sales and service	P	-	
Furnace/air conditioner sales/service	P	P	
Glass sales & service	P	P	
Hardware, electrical, plumbing, paint and floor covering sales	P	-	
Machinery and equipment sales	P	P	
Mail order business	P	P	
Mobile homes and trailer sales/rental	P	P	
Petroleum products sales	P	P	
Services limited to the following:			
Cleaning services	P	P	
Dry cleaning plants/commercial laundries	P	P	
Locksmith shops	P	-	
Office service centers	P	P	
Pest control services	P	P	
Tool and equipment rental	P	P	
Repair shops, nonautomotive	P	P	
Motor vehicle dealers and service limited to the following:			
Automobile rental	P	P	
Minor automobile service and repair	P	P	14.05(a)
Major automobile service, body repair and painting	P	P	14.05(a)
Parts stores	P	-	
Truck rental	P	P	
Truck sales (new/used)	P	P	
Truck stops	S	S	14.05(c)
Vehicle auctions	P	P	
Vehicle salvage yards	-	S	14.07(c)
Vehicle service stations	S	-	14.05(c)
Accommodation and food services limited to the following:			
Cafeterias (as an accessory use)	P	P	
Restaurants, carryout	S	S	14.06(c)
Restaurants, standard not including drive-thru/in	S	S	14.06(c)
Restaurant and taverns with outdoor seating	S	S	14.06(c)
Taverns and bars	S	S	14.06(c)
Finance, insurance, real estate, professional, scientific, and technical limited to the following:			
Blueprinting and photostating establishments	P	P	
Newspaper offices including printing	P	P	
Offices, general and professional with accessory research and testing	P	P	
Printing and publishing establishments	P	P	
Radio, television and recording studios	P	-	
Research & development laboratories	P	P	
Health care and social assistance limited to the following:			
Day care centers, commercial/preschools	P	P	14.08(a)
Medical and dental clinics	P	-	

Table 09.02
Schedule of Permitted Uses

Use	M1	M2	Use Requirements
Medical laboratories	P	-	
Entertainment and recreation limited to the following:			
Boat sales, including service	P	P	14.09(b)
Boat storage	P	P	14.09(b)
Forestry/wildlife preserve	P	P	
Ice skating rinks	P	-	
Racetracks and go-cart tracks	S	-	14.09(d)
Shooting ranges, indoors	P	P	
Shooting ranges, outdoors	S	S	
Stadiums/arenas	S	-	
Educational services limited to the following:			
Driving schools	P	-	
Schools, commercial and trade	P	P	
Training centers, engineering or sales	P	P	
Public administration limited to the following:			
Government buildings excluding correctional facilities	P	P	
Correctional facilities	S	S	
Museums, civic buildings and landmarks preserved for public inspection	P	P	
Transportation and warehousing limited to the following:			
Airports and heliports	S	S	
Bottled gas storage and distribution	S	S	
Bus and passenger rail terminals	P	P	
Cartage, express, and parcel delivery establishments	S	P	
Freight and intermodal terminals	S	P	14.13(b)
Moving companies	P	P	
Parking structures as a principal use	P	P	
Self-storage facilities, indoor	P	P	14.13(c)
Self-storage facilities, outside	P	P	14.13(c)
Taxicab dispatching	P	P	
Warehouses	P	P	
Wholesale business	P	P	
Manufacturing limited to the following:			
Manufacturing uses. Any establishment the principal use of which is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, and storing of materials, products, and goods provided operations conform with the performance standards applicable to the district in which it is located.	P	P	
Beverage bottling plants	P	P	
Paper product manufacturing	-	S	
Building material manufacturing including milling, planing and joining	P	P	
Chemical manufacturing and storage	S	S	
Explosive manufacturing and storage	S	S	
Food processing	P	P	
Foundries	-	S	
Heavy industry	-	P	
Machine, sheet metal and welding shops	P	P	
Petroleum tank farms	S	P	14.14(a)
Sawmills	P	P	

Table 09.02
Schedule of Permitted Uses

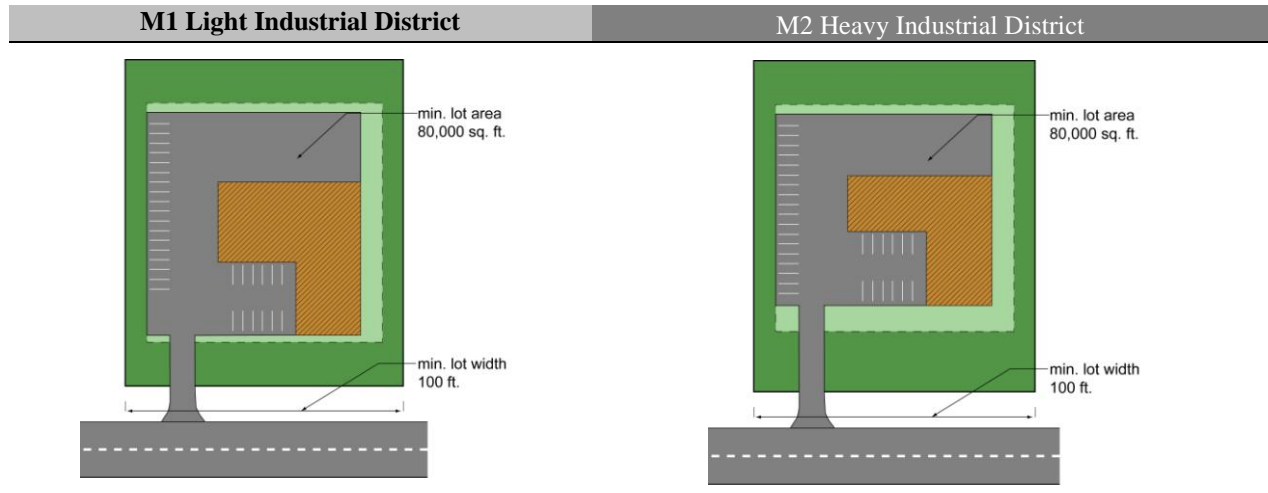
Use	M1	M2	Use Requirements
Utilities limited to the following:			
Power generation plants	S	S	14.15(a)
Public utility buildings	P	P	
Sewage treatment plants	S	S	
Telephone exchange buildings	P	P	
Transmission lines for gas, oil and electricity	P	P	
Utility substations	P	P	
Single accessory wind energy conversion systems	S	S	14.15(b)
Commercial wind energy conversion systems	S	S	14.15(b)
Wireless communication facility - collocation	P	P	14.15(c)
Wireless communication facility tower	S	S	14.15(c)
Wireless communication facility on institutional site	S	S	14.15(c)
Construction limited to the following:			
Building materials storage yard without retail sales	S	S	14.16(a)
Concrete and gravel crushing	-	S	14.16(a)
Contractors' offices and shops (excluding outdoor storage)	P	P	
Contractors' outdoor storage	S	P	14.16(a)
Landscaping services	P	P	14.16(a)
Waste processing and disposal limited to the following:			
Processing, storage, transfer stations, disposal or incineration of solid waste, hazardous waste or medical waste	S	S	14.17(a)
Recycling facility, non-hazardous	P	P	14.17(b)
Salvage yards	-	S	14.17(c)
Sanitary landfills	S	S	14.17(d)
Mining limited to the following:			
Mineral extraction & general mining operations	S	S	14.18(a)

Section 09.03 Lot Area and Width Requirements

All lots shall meet the following minimum area and width requirements. No new lots shall be created or altered in a manner that does not comply with the following requirements.

**Table 09.03
Lot Area And Width Requirements**

District (a)	Min. lot size (b)(g)	
	Lot area(sq. ft.) (c)	Lot width(ft.)(d)(e)(f)
M1 Light Industrial District	80,000	100
M2 Heavy Industrial District	80,000	100



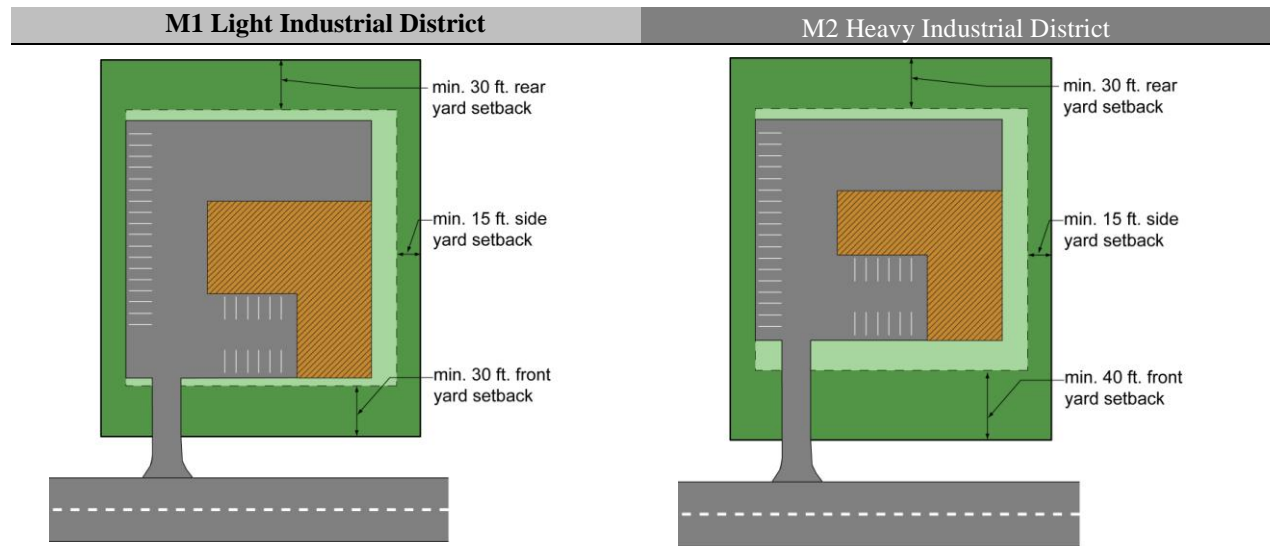
- (a) **Subdivision of Land.** All divisions to land shall be subject to the requirements set forth in the Subdivision Regulations of La Porte County, city of La Porte or city of Michigan City, as applicable.
- (b) **Lot Area Calculation.** Lot area is calculated based upon the net area of the lot, measured in the horizontal plane, exclusive of any area that is part of a public road right-of-way, private road easement or submerged land beneath the ordinary high water mark of a lake, river or stream.
- (c) **Lot Width and Frontage.** Lot width shall be measured as a straight line between the side lot lines at the minimum front yard setback of the district. All lots shall have frontage along a public road or street. The width along the road shall be sufficient to meet the lot width requirement at the minimum front yard setback.
- (d) **Dominant Parcel.** The dominant tract or parcel from which any newly created lot has been divided from must also maintain the required lot width.
- (e) **Depth to Width Ratio.** All newly created lots shall have a lot depth of no more than four (4) times the width (i.e. maximum 4:1 depth to width ratio).
- (f) **Nonconforming Lots.** Lots of record that were in existence prior to the effective date of this ordinance may be used subject to the provisions of the nonconforming lot regulations of Section 29.03.

Section 09.04 Building Dimensional Requirements

All structures shall be subject to the dimensional regulations of the following table.

Table 09.04

District	Max. building height (b)		Min. setbacks (ft.) (c, d, e, f, g, h, i, j)				% Lot coverage (m)	
	Height (ft.)	Height (st.)	Front yard	Side yard	Rear yard	Waterway (k, l)	Building	Imper. surface
M1 Light Industrial District	45	--	30	15	30	75	65%	85%
M2 Heavy Industrial District	60	--	40	15	30	75	65%	85%



- (a) **Accessory Structures.** Accessory structures shall be regulated under the requirements of Article 16.
- (b) **Height Exceptions.** No structure shall exceed the maximum height of the district except for the allowable exceptions to the height limits contained in Section 15.02.
- (c) **Projections into Yards.** All required yard spaces shall remain as landscaped open space, except for pavement, accessory structures and architectural features that are allowed to extend or project into required setbacks under Section 15.01.
- (d) **Yards Maintained as Landscaped Open Space.** All buildings shall meet the setback requirement. Setback areas shall be provided with landscape greenbelts and buffer zones as required in Section 17.02.
- (e) **Outdoor Storage.** Outdoor storage shall be screened in accordance with sections 17.02 and 17.03. Storage areas shall meet the applicable building setback requirements from each lot line.
- (f) **Setback from Road.** The front yard setback shall be measured from the road right-of-way or private road easement. Detention/retention ponds shall be prohibited in the required front yard setback, unless there is no reasonable alternative due to existing topography and natural drainage problems. This restriction shall not apply to rain gardens, bio-retention swales, irrigation trench planters and other similar stormwater management alternatives to retention or detention ponds.

- (g) **Parking Setback.** Parking lots shall be required to meet the front yard setback. Parking shall be permitted in the side or rear yard setback, provided it does not encroach into any required landscape greenbelts or buffer zones required by section 17.02. Where a parking lot or loading area borders on a residential district, there shall be provided a buffer and screening from the residential district, as required by sections 17.02 and 17.03.
- (h) **Corner Lots.** Corner lots shall provide the minimum front yard setback from both road frontages.
- (i) **Double Frontage Lots.** In all districts, where a double frontage lot backs-up to a roadway, the minimum required front or roadside setback shall be required from both road rights-of-way.
- (j) **Loading Areas.** All loading and unloading shall be provided off-street in the rear yard or interior side yard, and shall in no instance be permitted in a front yard. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of the alley. Loading and unloading areas located in a side yard shall be fully screened from view from a public street. No overhead doors shall be permitted in the front elevation of the building. All residential districts and uses must be screened from truck loading and unloading activities in accordance with section 17.03.
- (k) **Wetlands.** A minimum setback of 50 feet shall be maintained from all wetlands. The setback may be adjusted according to requirements of natural resource preservation guidelines contained article 22.
- (l) **Waterway Setback.** The waterway setback shall be measured from the shoreline of the lake, river or stream. In no instance shall any structures other than docks, seawalls, retaining walls, sidewalks, boardwalks, and patios be permitted within the minimum waterway setback. The setback may be adjusted according to requirements of Natural Resource Preservation Guidelines.
- (m) **Maximum Lot Coverage.** The maximum lot coverage for buildings and impermeable surface shall be measured as follows:
- (1) The building coverage shall be calculated as the ratio of the footprint of all buildings, including the principal building, garages and detached accessory buildings, to the net area of the lot.
 - (2) The total impermeable surface coverage shall be calculated as the ratio of the ground area covered by all buildings, accessory structures, decks, pools, pavement, parking, loading and storage areas, normal pool area of wet detention basins to the net lot area.