

(a) *Principal uses.* The following uses are permitted in the M-1 district: Automotive body repairs; automotive upholstery; cleaning, pressing and dyeing establishments; commercial bakeries; commercial greenhouses; distributors; farm machinery; food locker plants; freight yards, freight terminals and transshipment depots, inside storage; laboratories; machine shops; manufacture and bottling of nonalcohol beverages; mini storage units, painting; printing; publishing; storage and sale of machinery and equipment; trade and contractors' offices; warehousing and wholesaling; manufacture, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles and wood; manufacture, fabrication, packing and packaging of confections, cosmetics, electrical appliances, electronic devices, food (except cabbage, fish and pea vining), instruments, jewelry, pharmaceuticals, tobacco and toiletries.

(b) *Conditional uses.* See [sections 58-123](#), [58-126](#), [58-127](#), and [58-128](#).

(c) *Lot, building and yard requirements.*

Lot frontage	No minimum
Lot area	Minimum 1 acre
Front yard	Minimum 50 ft.
*Side yards	Minimum 20 ft.
*Rear yards	Minimum 30 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3
Percent of lot coverage	Maximum 40%

* Required buffer strips in industrial districts.

Where an M-1 Industrial District abuts a residential district, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a buffer strip not less than 40 feet in width as measured at right angles to the lot line. Plant materials at least six feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the residential district shall be planted in the exterior 25 feet abutting the residential district. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the residential district shall be attractively maintained. Fencing may be used in lieu of planting materials to provide the screening. The maximum height of fencing shall be determined

by the plan commission upon application and will be dependent on the nature of the business.

Fencing shall effectively screen the industrial area. The exterior 25 feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior 15 feet may be devoted to parking of vehicles.

(Code 1986, § 10-1-30)