

5.15 I-2 Light Industrial District

5.15.01 Description of District:

The I-2 Light Industrial district is intended to allow industrial uses that are conducted in such a manner so as to not be detrimental to the rest of the community by reason of noise, vibration, smoke, dust, toxic or noxious materials, odor, fire, explosive hazards, glare or heat.

5.15.02 Uses Permitted: No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this Ordinance, for other than one or more of the following uses:

1. Accessory Uses;
2. Airports, heliports and landing strips;
3. Any use whose primary function is the light manufacturing, fabricating, assembly, disassembly, processing or treatment of goods and services, including but not limited to:
 - a. Appliances;
 - b. Bottling companies;
 - c. Books, printed materials;
 - d. Clothing and textiles;
 - e. Drugs;
 - f. Electrical components;
 - g. Food processing, food manufacture, bakeries;
 - h. Furniture, bedding, and carpet manufacture;
 - i. Glass and ceramics;
 - j. Paper and paper products;
 - k. Plastic and fiberglass;
 - l. Sheet metal;
 - m. Tools;
 - n. Wood assembly and finishing;
4. Automobile, truck and recreational vehicle sales, rental and service;
5. Banks and financial institutions;
6. Building material sales and storage;
7. Business, professional and technical training schools;

8. Cartage and express facilities;
9. Farm equipment sales and service;
10. Golf courses and other open space recreational uses;
11. Lumber yards;
12. Machine shops;
13. Motor and rail freight terminals;
14. Offices (business, professional, governmental, or medical);
15. Outdoor storage, as a principal use, except junkyards, salvage yards, and wrecked vehicle storage yards;
16. Parking lots and garages, as a principal use;
17. Pilot plants in which processes planned for use in production elsewhere can be treated to the extent reasonably necessary for full investigation of the merits of a product or process including commercial viability;
18. Printing and publishing establishments, newspapers, duplicating services;
19. Public and private utility-type and governmental service uses;
20. Research laboratories and facilities;
21. Self-service storage facilities;
22. Showrooms and retail outlets;
23. Tire stores, sales and service;
24. Union halls, hiring halls, and trade associations;
25. Warehouses, storage, and distribution facilities;
26. Welding;
27. Woodworking;

5.15.03 Special Land Uses Permitted: The following uses shall be permitted only if specifically authorized by the Village Board:

1. Banks and financial institutions including drive-through facilities;
2. Buildings whose height exceeds the maximum building height in the I-2 district (see Density and Dimensional Regulations below);
3. Car washes;
4. Dwelling unit (one only) when used by the caretakers and their families, who own or are employed in the allowable commercial or industrial use of the premises, and which may

be located on the ground floor;

5. Gas Stations;
6. Junkyards, salvage yards and automobile graveyards;
7. Planned unit developments;
8. Railroad yard, including switching, storage, loading, unloading and maintenance facilities, except those considered accessory to a permitted use, which shall be considered as a permitted use;
9. Recreational and social facilities, including health clubs, lodges and fraternal organizations;
10. Recycling centers;
11. Restaurants;
12. Sanitary landfills, solid waste transfer stations, composting, energy reclamation facilities, incinerators, and similar uses, but excluding hazardous or radioactive waste disposal;

5.15.04 Temporary Uses Permitted

Upon application to and issuance by the Building Commissioner of a permit therefor, the following uses may be operated as temporary uses:

Temporary permit uses permitted in the I-1 District.

5.15.05 Accessory Buildings and Uses Permitted

Accessory uses, buildings or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership or control, on the same or on an immediately adjacent parcel, which may be separated by either public or private roadways, and does not include structures or features inconsistent with the permitted use or special use. Such uses are subject to supplementary regulations outlined in Section 6.05, Accessory Buildings, Structures and Uses of Land.

5.15.06 Density and Dimensional Requirements

1. **Minimum Lot Area:** No minimum lot area is established in this district. However, lot dimensions shall be sufficient to meet the remaining density and dimensional regulations.
2. **Minimum Lot Width:** A minimum lot width of one hundred (100) feet shall be provided for each lot used for a permitted or special use.
3. **Building Setback Requirements:**
 - a. **Front Yard:** No principal building shall be allowed within fifty (50) feet of any front lot line or street right-of-way line.
 - b. **Side Yard:** No principal building shall be allowed within ten (10) feet of any side lot line.

- c. *Rear Yard*: No principal building shall be allowed within ten (10) feet of any rear lot line.
 - d. *Exception*: Building setback requirements described above for side and rear yards adjacent to a railroad or a railroad siding shall not be applicable.
 - e. *Adjacency to a Residential District*: Where a side yard or rear yard in this district abuts a residential zoning district, no principal building shall be allowed within fifty (50) feet of the residential lot line.
4. *Maximum Site Coverage*: Site coverage shall not exceed 60%.
 5. *Building Height Limitations*: No building shall exceed four (4) stories or forty-five (45) feet in height. This height may be increased to a maximum of one hundred (100) feet by a Special Use Permit, as long as all yard setbacks are increased by a ratio of one (1) foot for each two (2) feet, or portion thereof, of increased building height over forty-five (45) feet, provided that no front yard setback exceed one-hundred fifty (150) feet and no side or rear yard exceed seventy-five (75) feet.

5.15.07 Landscaping Requirements

All development in the I-2 district shall be landscaped as follows:

1. All yards and open spaces surrounding buildings, parking lots, access drives and streets shall be landscaped with trees and shrubs, and shall be maintained by the property owner.
2. Trees in front yards shall be planted at a ratio of at least one (1), two and one-half (2-1/2) inch caliper shade tree for every thirty (30) feet of street frontage. Strategic grouping of trees is encouraged, as opposed to even spacing of trees.
3. Yard areas shall be landscaped at a ratio of at least one (1) shrub or tree for every ten (10) feet of the principal building's nearest exterior wall. Strategic grouping is also encouraged.
4. For parking areas greater than thirty (30) spaces, a minimum of twenty (20) square feet of interior landscaped area per space shall be provided. In order to qualify as an interior landscaped area, said area shall be located wholly within or projecting inward from the boundaries of the parking area.

5.15.08 Special Provisions

Waste Materials: No materials or wastes shall be deposited upon a lot in such a form that they may be transferred off the property by natural causes or forces.

The following list references the appropriate sections of this Ordinance which specify the other regulations governing development in this district:

1. "Off-Street Parking and Loading" - Section 8
2. "Signs" - Section 9
3. "Outdoor Storage" – Section 6.06
4. "Screening" – Section 6.07