

17.30 I-1 INDUSTRIAL DISTRICT

(a) Purpose. This district is intended to provide for manufacturing and industrial development.

(b) Requirements.

(1) Height. Buildings hereafter erected or structurally altered shall exceed neither fifty (50) feet nor four (4) stories in height, provided that no building or part of a building used for residential purposes shall exceed either thirty-five (35) feet or two and one-half (2-1/2) stories in height.

(2) Setbacks.

a. For buildings or parts of buildings used for residential purposes, the side yard regulations of the R-3 Two-Family Residential District shall apply except on the street side of a corner lot; otherwise a side yard shall not be required but, if provided, shall be not less than six (6) feet in width, provided that no building or structure, stockpile or equipment storage, except parking lots for private passenger vehicles, shall be located within twenty-five (25) feet of any boundary of a residential district.

b. Every building hereafter erected or moved and any addition to an existing building shall be set back not less than thirty (30) feet from any street line, including the street lines of new streets or streets proposed to be widened, as shown on the official map.

c. There shall be a rear yard having a minimum depth of twenty-five (25) feet for a building two (2) stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased five (5) feet. Loading platforms may be established in such rear yard where it abuts on a railroad.

(3) Building Area Limitations. No building with its accessory buildings to be used for commercial or manufacturing purposes shall occupy in excess of ninety percent (90%) of the area of the lot. Buildings used wholly for residential purposes shall conform to the restrictions provided for such buildings in the residence district.

(c) Permitted Uses. A building or premise shall be used only for the following purposes:

(1) Manufacturing, assembly, fabrication and processing plants.

(2) Experimental, testing and research laboratories not involving the keeping of animals or use of animal products, or any significant degree of danger or undesirable operational characteristics.

(3) Printing and publishing houses and related activities.

(4) Tool making, cabinetry and repair shops.

- (5) Automobile service stations.
- (6) Public utility offices and installations.
- (7) General warehousing.
- (8) Lumber and building supply yards.
- (9) Transportation terminals, including trucking.
- (10) Automobile body repair shops, not including the storage of junked or wrecked automobiles and parts.
- (11) The following, subject to approval by the Village Board of building, site and operational plans:

- a. Manufacture of cement, lime, gypsum, plaster of paris, acid, explosives, fertilizers or glue.
- b. Rendering plants, refineries or tanneries.
- c. Stockyards or slaughter houses.
- d. Junk or salvage yards.
- e. Storage of explosives, except incidental to a permitted use, and storage of gasoline or petroleum in excess of fifty thousand (50,000) gallons.
- f. Experimental, testing and research laboratories.
- g. Automobile body repair shops, including the storage of junked or wrecked automobiles and parts.
- h. Animal hospitals, kennels and laboratories using animal products.
- i. Any other uses not previously stated or permitted elsewhere.
- j. Paper mills.

(d) Permitted Accessory Uses. An accessory building or use shall be used only for the following purposes:

- (1) Office, storage, power supply and other such uses normally auxiliary to the principal use.
- (2) Off-street parking, loading and service facilities.
- (3) Residential quarters for the owner, resident operator, guard or caretaker.