

## CHAPTER 6

### I-1 INDUSTRIAL DISTRICT

#### SECTION:

- 5-6-1: Purpose
- 5-6-2: Permitted Uses
- 5-6-3: Minimum Requirements
- 5-6-4: Maximum Height
- 5-6-5: Performance Standards

5-6-1: **PURPOSE:** The I-1 Industrial District is established to provide for industrial uses that will have a minimal detrimental effect on surrounding properties.

5-6-2: **PERMITTED USES:** All uses listed below are permitted in the I-1 District provided that the performance standards listed in Section 5-6-5 are met:

- A. Any production, assembly, fabrication, manufacture, cleaning, servicing, testing, repair or storage of materials, goods, equipment or products.
- B. Wholesaling and warehousing; local cartage and express facilities.
- C. Lumber yards and contractors material and equipment storage yards.
- D. Public and community service uses as follows:
  - 1. Radio and T.V. transmission towers.
  - 2. Water filtration plants.
  - 3. Municipal or privately owned recreation buildings or community center.
  - 4. Electrical substations.

E. Agricultural uses.

F. Machine shops.

5-6-3: **MINIMUM REQUIREMENTS:** No building shall be erected or enlarged unless the following minimum requirements are met:

Lot Area: 9600 square feet

Lot Width: 80 feet

\*Front Yard: Not required

\*Side Yard: No required

Rear Yard: Shall not be less than 20 feet, larger if necessary to permit space for required off-street parking and servicing.

\*Where I-1 Districts adjoin D-1 Districts, D-1 yard dimensions will be required.

5-6-4: **MAXIMUM HEIGHT:** No building shall be erected or enlarged to exceed forty-five feet (45') in height.

5-6-5: **PERFORMANCE STANDARDS:** All uses in the I-1 District shall comply with the following performance standards:

A.

All production, assembly, fabrication, manufacture, cleaning, servicing, testing or repair shall take place within completely enclosed buildings.

B.

Outdoor storage shall be done in the rear yard only when outdoor storage is adjacent to D-1 or C-1 Districts or fronts on a street or highway; the storage shall be screened by a site-obscuring fence or landscaped hedge.

C.

No activity in the District shall emit odor, fumes or gases, dusts, smoke, heat, glare, or vibration beyond the property line of the zoning lot.

D.

All uses shall comply with the performance standards as cited in the Environmental Protection Act, effective July 1, 1970 as amended, State of Illinois.