

DIVISION 8. I-1 INDUSTRIAL DISTRICT*

Sec. 58-251. Established.

- (a) *Purpose.* The I-1 industrial district is intended to provide for manufacturing and industrial development.
- (b) *Requirements.* The following requirements shall apply in the I-1 district:
 - (1) *Side yard.* A side yard, if provided, shall not be less than three feet wide.
 - (2) *Outer courts.* An outer court shall not be less than six feet wide, nor less than one-sixth the length of such court from the closed end.
 - (3) *Inner court.* An outer court shall not be less than six feet wide, nor less than one-fifth the height of such court, nor shall the area of such court be less than twice the square of its required least dimension.
 - (4) *Front yard.* There shall be a front yard setback of ten feet.
 - (5) *Building area limitations.* No building, with its accessory buildings, to be used for commercial or manufacturing purposes shall occupy more than 90 percent of the area of the lot. Buildings used wholly for residential purposes shall conform to the restrictions provided for such buildings in the R-1 residential district.
 - (6) *Height.* The maximum permitted height shall be:
 - a. Principal structure, 75 feet;
 - b. Accessory structure, 40 feet.
- (c) *Permitted uses.* A building or premises in the I-1 district shall be used only for the following purposes:
 - (1) Automobile body repair shops, not including the storage of junked or wrecked automobiles and parts.
 - (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) General warehousing.
 - (4) Lumberyards and building supply yards.
 - (5) Manufacturing, assembly, fabrication and processing plants.
 - (6) Printing and publishing houses and related activities.
 - (7) Public utility offices and installations.
 - (8) Tool making, cabinetry and repair shops.
 - (9) Transportation terminals, including trucking.

*Cross reference – Licenses, ch.22.

- (10) The following, subject to approval of the building, site and operational plans by the village board:
- a. Animal hospitals, kennels and laboratories using animal products.
 - b. Automobile body repair shops, including the storage of junked or wrecked automobiles and parts.
 - c. Experimental, testing and research laboratories.
 - d. Junkyards or salvage yards.
 - e. Manufacture of cement, lime, gypsum, plaster of Paris, acid, explosives, fertilizer or glue.
 - f. Rendering plants, refineries or tanneries.
 - g. Stockyards or slaughterhouses.
 - h. Storage of explosives, except when incidental to a permitted use, and storage of gasoline and petroleum in excess of 50,000 gallons.
 - i. Any other uses not previously stated or permitted elsewhere.

(d) *Permitted accessory uses.* An accessory building or use in the I-1 district 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.

(e) *Conditional uses.* Building or premises in the I-1 district shall be used only for the following purposes when approved as a conditional use:

- (1) Nursing homes, rest homes, homes for the aged, and other assisted living facilities.
- (Code 1988, § 10-1-29)