

SECTION 9

MANUFACTURING DISTRICTS

9.1 PURPOSES:

The manufacturing districts set forth herein are established to protect the public health, safety, comfort, convenience and general welfare, and to protect the economic base of the Village, as well as the value of real estate by regulating manufacturing developments in appropriate locations.

These general objectives include, among others, the following specific objectives:

- A. To protect established residential and business areas, and the health of families living or working therein, by restricting those nearby manufacturing activities which may create offensive noise, vibration, smoke, dust, odors, heat, glare, fire hazards and other objectionable influences to those areas which are appropriate therefor.
- B. To provide adequate space in appropriate locations for most types of manufacturing and related activities so that the economic structure of the community may be strengthened, and that employment opportunities may be found to be in the interest of public prosperity and welfare.
- C. To provide more space for manufacturing activities in locations accessible to rail and highways, so that the movement of raw materials, finished products and employees can be carried on efficiently and with a minimum impact on public life and property.
- D. To establish proper standards of performance which will restrict obnoxious manufacturing activities, while at the same time encourage and permit the manufacturing activities which have adopted facilities for the processing of finished products without adversely affecting the health, happiness, safety, convenience and welfare of the people living and working in nearby areas.
- E. To protect manufacturing districts from incompatible uses of land by prohibiting the use of such space for new residential development, thereby preserving the land for a more appropriate use in accordance with the plans for Village improvement and development, including the Village's Official Comprehensive Plan.
- F. To promote the most desirable use of land in accordance with a well considered plan of land use for all of the Village; to conserve the use of property; to promote stability of manufacturing activities and related development; to protect the character and established development in each area of the

community; to enhance and stabilize the value of land; and to protect the tax base of the Village.

9.2 ZONING DISTRICT CLASSIFICATIONS:

The following Manufacturing Zoning Districts are hereby established in order to provide for a wide range of light and heavy manufacturing uses.

- 9.2-1 *M-1 Limited Manufacturing District:* The M-1 District allows adequate space for high quality, nuisance free, light manufacturing, wholesale, research, administrative and related uses of such nature that they do not create significant problems of compatibility with other types of land uses.
- 9.2-2 *M-2 General Manufacturing District:* The M-2 District allows adequate space for more intensive operations than can be found in the M-1 Zoning District. The uses must be so regulated and located as to avoid adverse impacts on residential and other less intensive districts.

9.3 GENERAL PROVISIONS:

- 9.3-1 *Permitted, Conditional Uses:* Permitted and conditional uses are listed in Section 11 of this Zoning Code.
- 9.3-2 *Bulk, Lot, Area, Yard Requirements:* Bulk, lot, area, and yard requirements are listed in the Manufacturing Districts Bulk Chart at the end of this Section 9.
- 9.3-3 *Temporary Uses, Accessory Structures and Uses:* Accessory structures and uses and temporary uses are permitted in the manufacturing districts subject to the provisions of Sections 12, 13 and 14 of this Zoning Code.
- 9.3-4 *Parking, Loading Requirements:* Parking and loading requirements are established in Section 18 of this Zoning Code.
- 9.3-5 *Sign Regulations:* Signs are permitted in the manufacturing districts subject to the provisions of Section 16 of this Zoning Code.

9.4

MANUFACTURING DISTRICTS BULK CHART		
LOT AREA, PARCEL AREA & FRONTAGE	YARD REQUIREMENTS ^{1,5}	BULK LIMITS ⁶

	Minimum Area	Minimum Width Frontage	Minimum Front Yard ^{2,3}	Minimum Rear Yard ⁴	Minimum Side Yard ⁴	Maximum Coverage of Buildings and Structures	Height Limit for Principal Use		Height Limit for Accessory Use	
District	Square Feet	Feet	Feet	Feet	Feet	Feet	Feet	Stories	Feet	Stories
M-1, Limited	10,000	80	30	30	20; 30 on a corner lot	50%	35	3	20	1
M-2, General	15,000	100	30	30	20; 30 on a corner lot	60%	45	3	20	1

1. No building shall be constructed or enlarged unless the yards established in this chart are provided and maintained in connection with such building.
2. See definition of Yard, Front.
3. There shall be no structure of any kind including open materials, equipment or the parking of vehicles within said set back.
4. Where a lot line abuts upon a residential zoning district, there shall be a yard of not less than 30 feet.
5. The storage of materials, equipment or vehicles shall not take place within 10 feet of any rear or side yard or within any front yard.
6. The maximum height for the storage of any materials shall be 20 feet.