

CHAPTER 12

300.1200

D-1 INDUSTRIAL DISTRICT

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300.1201 Statement of intent.

Sec. 12.01. The intent of the D-1 Industrial District is to provide locations for industrial development, including development within planned industrial park subdivisions and on independent parcels. It is intended that permitted activities or operations produce no external impacts that are detrimental in any way to other uses in the district or properties in adjoining districts. Permitted uses should be compatible with surrounding residential, commercial and industrial land uses.

Accordingly, permitted manufacturing, distribution warehousing, and light industrial uses permitted in this district should be fully contained within well-designed buildings on amply-landscaped sites, with adequate off-street parking and loading areas, and with proper screening around outside storage areas.

Planned Development may be permitted as a means to achieve the basic intent of this district in accordance with the guidelines in Chapter 13 [300.1300].

300.1202 Permitted principal uses.

Sec. 12.02. In D-1 District, no uses shall be permitted except the following:

- (a) Any use charged with the principal function of basic research, design, and pilot or experimental project development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
- (b) Warehousing and wholesale establishments when conducted within a entirely enclosed building. No outdoor storage (including pallets and packaging materials) shall be permitted.
- (c) The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge, and machining shops provided that no metal stamping machines are employed.
- (d) The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semi-precious metals or stone, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags or other similar material.

- (e) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- (f) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
- (g) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, phonographs and television.
- (h) Laboratories: experimental, film, or testing.
- (i) Manufacturing and repair of electric signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- (j) Central dry cleaning plants or laundries.
- (k) Automotive repair garages, auto engine and body repair, and undercoating shops when all operations take place within a completely enclosed building.
- (l) Mini-warehouses and self-storage facilities.
- (m) Uses which are similar to the above uses.
- (n) Signs in accordance with Chapter 15 [300.1500] of this Ordinance.
- (o) Accessory off-street parking and buildings and uses customarily incidental to the above permitted uses.
- (p) Essential service buildings (without storage yards) when operating requirements necessitate the location of said buildings within the district in order to serve the immediate vicinity.

300.1203 Uses permitted after special approval.

Sec. 12.03. The following uses may be permitted by the Village subject to the conditions specified for each use; review and approval of the Planning Commission, the imposition of special conditions which, in the opinion of the Planning Commission or Village Council, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 20 [300.2000].

- (a) Retail uses which have an industrial character in terms of either their activities or outdoor storage requirements such as, but not limited to: lumber yards, building materials outlets, upholsterers, and cabinet makers, and agricultural or construction equipment sales, rental, or repair.
- (b) Restaurants, financial institutions, child care facilities, and vocational training centers for the servicing of employees of the industrial facilities within the localized area.
- (c) Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the "D-1" District.

- (d) Metal plating, buffing, stamping and polishing.
- (e) Radio, telephone and television towers and their attendant facilities, provided said use shall be located centrally on a parcel having a dimension of not less than a distance equal to the height of the tower as measured from the base of said tower to all points on each property line. An open weave, six-foot high chain link fence shall be constructed around the entire perimeter of the site.
- (f) Junk yards, subject to the provisions in Chapter 18 [300.1800].
- (g) Incineration of garbage or refuge when conducted within a State approved and enclosed incinerator plant and located in the interior of the district so that no property line shall form the exterior boundary of the D-1 District.
- (h) Storage facilities for building materials, sand, gravel, stone, lumber and outdoor storage of contractor's equipment and supplies.
- (i) Other uses which are of a similar character to the above uses.

300.1204 Development standards.**Sec. 12.04.**

- (a) *Required conditions.* Except as otherwise noted for specific uses, buildings and uses in the D-1 Industrial District shall comply with the following required conditions:
 1. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall comply with the Performance Standards set forth in this ordinance.
 2. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall be conducted within a completely enclosed building, except as otherwise specified.
 3. All machinery shall comply with the standards in this ordinance.
 4. No building shall be located nearer than 50 feet to the boundaries of any residence district classification.
 5. Adequate off-street parking shall be maintained on the premises
 6. All land of any individual site in use in this district, not occupied by buildings, structures, improved parking areas, or storage areas, shall be maintained in a neat and attractive manner.
 7. Outdoor storage areas shall be limited to a cumulative area not to exceed 20 percent of the square foot area of the principal building located upon the premises and must be screened from adjoining premises and from public streets by a solid fence, wall, or natural screening for this purpose. No material shall be stored above the

height of the screening. Storage areas shall conform to the setback requirements for buildings in the D-1 District. Proper access to all parts of the storage areas shall be provided for fire and emergency services.

8. No use shall be allowed which will emanate noise, smoke, odor, dust, dirt, noxious gases, glare, heat, vibration, or psychological ill effects to such an extent as will be a nuisance or annoyance to owners or occupants of surrounding premises.
- (b) *Site plan review.* Site plan review and approval is required for all uses in the Industrial District in accordance with Chapter 19 [300.1900] of this Ordinance.
- (c) *Area, height, bulk, and placement requirements.* Buildings and uses in the D-1 Industrial District are subject to the following area, height, bulk, and placement requirements:
 1. *Height:* No building shall exceed a maximum of 45 feet in height.
 2. *Front yard:* There shall be a front yard of not less than 50 feet.
 3. *Side yard:* There shall be a minimum side yard of 30 feet on each side of the building. Fifty feet if adjacent to a residential use or district.
 4. *Rear yard:* There shall be a minimum rear yard of 50 feet from the rear property line.
- (d) *General development standards.* Buildings and uses in the D-1 Industrial District shall be subject to all applicable standards and requirements set forth in this Ordinance.