

Section 5.14 I-1 Light Industrial District

5.14.01 Intent:

This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development while assuring that facilities are served with adequate parking and loading facilities.

2. Permitted Uses:

Permitted Uses are allowed outright provided the uses and/or structure meet the minimum bulk requirements of the District.

3. Conditional Uses:

The following uses are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the I-1 District as recommended by the Planning Commission and approved by the Village Board.

4. Temporary Uses:

Temporary uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.22.

5.14.05 Accessory Uses and Structures:

Refer to the definitions of Accessory Uses and Structures, as well as Table 5.06 and Sections within Article 4 for more detail.

6. Height and Lot Requirements:

The height and minimum lot requirements shall be as follows unless otherwise noted:

Use	Lot Area (Sq. Ft.)	Lot Width (feet)	A Front Yard (feet)*	B Rear Yard (feet)**	C Side Yard (feet)*	Max. Height (feet)	Max. Building Coverage (%)
Permitted Uses	20,000**	80	25	25	10	-	50
Conditional Uses	20,000**	80	25	25	10	-	50
Accessory Structures	-	-	-	-	-	-	20

* The front yard setback of 25 feet is only required when no parking is present in the front yard. If parking is located in the front yard then the front yard setback shall be increased to 50 feet.

5.14.07 Use Limitations:

- When adjacent to any non-industrial district, no parking, drives, or signs shall be allowed in the required front yard within 15 feet of said district.
- When adjacent to any other district, new construction shall provide a permanent screen with a height of eight feet, in order to minimize impacts on any other zoned property, pursuant to Section 9.04.
- Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
- Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential or mobile home district.
- All business, service, repair, processing, storage, or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least eight feet in height. All inoperable vehicles must be housed behind said sight-obscuring fence.
- Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise, or other adverse effects on residential properties.
- Motor vehicle, boat, or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement, except in those portions of the lot maintained as landscape area.

5.14.08 Performance Standards: