

CHAPTER 9-6

**MANUFACTURING DISTRICTS**

SECTION:

9-6-1: M-1 Manufacturing Districts

9-6-1: **M-1 MANUFACTURING DISTRICTS:**

- A. Permitted Uses. Industry, non-retail commercial, laboratories, offices.
- B. The following Special Uses (see Section 9-10) may be allowed by the Village Board after the required findings have been made that indicate that the special use is necessary and desirable at its proposed location and appropriately presented at a public hearing before the Village Planning Commission.
- C. Dimensional Requirements

1. Minimum Yards:

Front: A front yard having a depth of no less than thirty (30) feet from the public right-of-way shall be provided. No structure of any kind, open storage of materials or equipment, or the parking of vehicles is permitted within the front yard.

Side: Side yards of no less than fifteen (15) feet are required on both sides of the structure or structures. Where the property is adjacent to a Residential District, the side yard shall be no less than twenty-five (25) feet on the adjacent side. Parking of private automobiles may be permitted within the side yards, but no closer than five (5) feet to any residential zoned lot.

Rear: A rear yard is not required within an M-1 District except where the rear lot line is adjacent to a Residential District, in which case there shall be a rear yard of no less than thirty-five (35) feet measured from the residential lot line. No parking of vehicles, nor any storage of materials or equipment, is permitted within the first fifteen (15) feet from the residential lot or lots.

D. Parking

Parking shall be provided in accordance with the general requirements set forth in Chapter 9-8 of this Ordinance and the following special requirements for Manufacturing District M-1:

- 1. An application for a building permit for a new or enlarged building, structure or use which has a parking requirement of more than four (4) parking spaces, shall include therewith a plot plan, drawn to scale and fully dimensioned, showing any parking or loading facilities to be provided in compliance with the requirements of this Ordinance.

2. Off-Street parking facilities shall be provided on the same lot or parcel of land as the principal building being served, or on a separate lot or parcel of land not over one thousand (1,000) feet from the entrance of the principal building, measured from the nearest point of the parking area, provided the separate lot or parcel of land intended for the parking facilities is located in a M-1 District.
3. One parking space for each employee, based on the maximum number of persons to be employed in any one work period.
4. No parking facilities accessory to a manufacturing use shall be located in a Residential District or Business District.
  - a. Off-Street Loading and Unloading Facilities: All uses involving receipt or distribution of goods by vehicle shall have space on the premises for the pick up, delivery, and service vehicles necessary for normal daily operation. These spaces shall be in addition to the parking spaces required by Chapter 9-8 and subject to the minimum design standards set forth in Chapter 9-8.

E. Signs

Signs shall be allowed in accordance with the general requirements set forth in Chapter 9-7 of this document and the following special requirements for Manufacturing District M-1:

1. Highway directional signs and markers which shall be made and installed in accordance with the specifications of the Illinois Department of Transportation, announcing the location of or directing traffic to given locations, including but not limited to, the following:
  - a. Service areas (e.g. lodging, food, gas)
  - b. Public and quasi-public services (e.g. schools, churches)
  - c. Businesses or business districts
2. The total gross area of all signs on a lot shall not exceed four (4) square feet of total surface area per lineal foot of building facade.
3. No sign shall project higher than twenty (20) feet above street level.
4. All signs and nameplates permitted by Business District B-1 are permissible in District M-1.
5. Billboards, advertising signs, and poster panels relating only to the name and use of buildings or premises upon which they are placed are permissible as long as the gross area of such sign does not exceed two hundred and seventy-five (275) square feet and does not project more than twenty (20) feet above street elevation. Advertising signs and outdoor billboards advertising products or matters not related to the occupancy and use of the premises shall not be permitted.
6. No sign shall be located within seventy-five (75) feet of any lot located in a Residential District.

7. No illuminated sign shall be of the flashing or intermittent type. Signs which may conflict with public traffic signals shall not be permitted.
8. No advertising sign shall be permitted within five hundred (500) feet of any public park.