

CHAPTER 12

I-1 LIGHT INDUSTRIAL DISTRICT

SECTION 12.1 INTENT

This District permits most light industrial uses such as wholesale, warehousing, manufacturing, and storage, as well as some intensive commercial uses. The intent of the District is to provide a specific location for these uses and prevent their potentially negative impacts such as heavy traffic, continuous operation, noise, odor, or visual obtrusiveness from encroaching into areas or Districts where they would be incompatible.

SECTION 12.2 PERMITTED USES

No land and/or buildings in the I-1 Light Industrial District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right:

- A. Accessory buildings, structures, and uses
- B. Bottling plants
- C. Contractor's showrooms and storage yards
- D. Corporate offices
- E. Dry-cleaning and laundry establishments performing cleaning operations on the premises, excluding retail/service operations
- F. Manufacturing, compounding, processing, assembly, packaging, warehousing, or treatment of such products as foodstuffs (excepting slaughterhouses or other similar uses), cosmetics, pharmaceuticals, pottery or other ceramic products, musical instruments, toys, furniture, molded rubber products, electrical appliances, electronic instruments, signs, light sheet metal products, hardware, tool, die, gauge, and machine shops, excluding stamping operations
- G. Manufacturing, compounding, processing, assembly, packaging, warehousing, or treatment of products from the following previously prepared materials: aluminum, bone, brass, cellophane, canvas, cloth, copper, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, iron, steel, tobacco, wood, or yarn
- H. Laboratories (experimental, film, or testing)
- I. Printing and publishing
- J. Research and development facilities, including production activities
- K. Trade or industrial schools, except truck driving schools

- L. Utility and public service buildings, including storage yards
- M. Warehousing, distribution, and wholesale establishments

SECTION 12.3 SPECIAL LAND USES

Land and/or buildings in the I-1 Light Industrial District may be used for the following purposes when approved by the Village in accordance with the requirements of *Chapter 19, Special Land Uses*:

- A. Adult & child care facilities in accordance with *Section 3.2, Adult and Child Care Facilities*
- B. Adult regulated businesses
- C. Billboards
- D. Commercial storage warehouses
- E. Extractive Uses
- F. Lumber and planing mills
- G. Manufacture and processing of leather goods, including tanneries
- H. Manufacturing, compounding, processing, packaging, or treatment of products requiring stamping or punch press operations
- I. Metal plating, buffing, and polishing
- J. Municipal water and wastewater treatment facilities
- K. Outdoor display and sale of farm implements and commercial construction equipment
- L. Outdoor storage yards
- M. Production, refining, or storage of petroleum or other flammable liquids
- N. Recycling Centers and Junk Yards
- O. Vehicle repair
- P. Veterinary clinics and kennels
- Q. Wireless communication towers

SECTION 12.4 SITE DEVELOPMENT REQUIREMENTS

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

A. Supplemental Regulations

Setbacks, Height, Area, & Lot Dimension Requirements	See Chapter 13
Site Plan Review	See Chapter 14
Landscaping	See Chapter 15
Parking	See Chapter 16
Signs	See Chapter 17
Special Land Uses	See Chapter 19

B. All lots or parcels shall be served by public water and sewer.

C. Required Landscaping:

1. A buffer shall be required on sites abutting residential districts. Buffers shall be at least twenty (20) feet in width, and shall be planted with one (1) tree per forty (40) linear feet or fraction of buffer zone length. The Planning Commission may allow installation of a screening wall or fence, if it is found that natural buffers cannot be achieved due to unique site conditions, or where it is consistent with existing buffer treatments in the vicinity or same zoning district.
2. A greenbelt shall be required within the front setback for sites containing parking lots with ten (10) spaces or more. A minimum of one (1) tree per twenty (20) linear feet or fraction of street frontage shall be planted. Detention/retention areas shall be permitted within required greenbelts provided they do not hamper the screening intent of the greenbelt or jeopardize the survival of the plant materials.