

**Chapter 10**  
**INDUSTRIAL DISTRICTS**

- 5A-10-1 I-1 Industrial (Light) Zoning District
- 5A-10-2 I-2 Industrial (Light) Zoning District
- 5A-10-3 I-3 Industrial (Heavy) Zoning District
- 5A-10-4 Exceptions

**5A-10-1 I-1 Industrial (Light) Zoning District**

**5A-10-1.1 Permitted and Special Uses**

Permitted and special uses in the I-1 Industrial (Light) Zoning District are found in Appendix A of this Title.

**5A-10-1.2 Height, Area and Bulk Regulations**

- A. **Building Height:** The principal building cannot exceed 50 feet, above grade. Accessory buildings cannot exceed 30 feet above grade to the highest point of the roof.
- B. **Front Yard:** Each lot shall have a minimum front yard depth of 30 feet from the front lot line.
- C. **Side Yards:**
  - 1. There shall be a side yard on each side of the lot of not less than 15 feet.
  - 2. Lots adjacent to a street shall have a minimum side yard of 30 feet on the side adjacent to the intersecting street.
  - 3. Lots adjoining any residential zoning district shall have a minimum side yard of 20 feet on the side adjacent to the residential zoning district and a 20-foot easement buffer to be used exclusively for screening purposes.
- D. **Rear Yard:** The minimum rear yard depth shall be 30 feet measured from the rear lot line. Lots adjoining any residential zoning district shall provide a 20-foot easement buffer to be used exclusively for screening purposes.
- E. **Lot Area, Width:** Each lot shall have a minimum lot area of 1 acre and a front yard width of not less than 150 feet.

**5A-10-2 I-2 Industrial (Light) Zoning District**

**5A-10-2.1 Permitted and Special Uses**

Permitted and special uses in the I-2 Industrial (Light) Zoning District are found in Appendix A

of this Title.

**5A-10-2.2 Height, Area and Bulk Regulations**

- A. Lots improved with buildings used exclusively for residential purposes shall comply with all the requirements of the R-7 Residential Zoning District.
- B. Building Height: The principal building cannot exceed 50 feet, above grade. Accessory buildings cannot exceed 30 feet above grade to the highest point of the roof.
- C. Front Yard: No front yard shall be required except where lots comprising 75 percent or more of the frontage on the same street in any block are improved with buildings used primarily for business purposes, and such buildings are at a uniform setback line, the such uniform setback line shall be followed.
- D. Side Yards:
  - 1. When a lot is adjacent to a lot zoned R-4 or R-7 there shall be a minimum side yard with of 10 feet for each story of the main structure on the adjoining lot.
  - 2. Lots adjacent to a street which borders a R-4 or R-7 zoning district shall be provided with a side yard having a minimum width of 10 feet.
  - 3. If a side yard is provided where not required, the side yard shall be a minimum of three feet.
- E. Rear Yard:
  - 1. Lots adjoining R-4 and R-7 zoning districts shall have a minimum rear yard depth of 10 feet.
  - 2. Alley setback: If an alley abuts the lot there shall be a 10-foot yard from the center line of the alley to any building on the zoning lot.
- F. Lot Coverage: All buildings, including accessory uses, shall not cover more than 80 percent of the area of the lot.

**5A-10-3 I-3 Industrial (Heavy) Zoning District**

**5A-10-3.1 Permitted and Special Uses**

Permitted and special uses in the I-3 Industrial (Heavy) Zoning District are found in Appendix A of this Title.

**5A-10-3.2 Height, Area and Bulk Regulations**

- A. **Building Height:** The principal building cannot exceed 50 feet, above grade. Accessory buildings cannot exceed 30 feet above grade to the highest point of the roof.
- B. **Front Yard:** Each lot shall have a minimum front yard depth of 30 feet from the front lot line.
- C. **Side Yards:**
  - 1. There shall be a side yard on each side of the lot of not less than 15 feet.
  - 2. Lots adjacent to a street shall have a minimum side yard of 30 feet on the side adjacent to the intersecting street.
  - 3. Lots adjoining any residential zoning district shall have a minimum side yard of 40 feet on the side adjacent to the residential zoning district and a 20-foot easement buffer to be used exclusively for screening purposes.
- D. **Rear Yard:** The minimum rear yard depth shall be 30 feet measured from the rear lot line. Lots adjoining any residential zoning district shall provide a 20-foot easement buffer to be used exclusively for screening purposes.
- E. **Lot Area, Width:** The minimum lot area shall be 160,000 square feet and a width of not less than 500 feet.

**5A-10-4 Exceptions to Height and Area Regulations**

The height and area regulations contained in this Chapter 10 shall be subject to the following exceptions and regulations:

- 1. **Height:**
  - a. When computing height requirements the following shall not be included: chimneys, ornamental towers, penthouses, scenery lofts, monuments, cupolas, domes, spires, false mansards, parapet walls, similar structures and necessary appurtenances may be erected to their customary height in accordance with Village ordinances.
  - b. On through lots 150 feet or less in depth, the height of the building may be measured from the curb level on either street. On through lots more than 150 feet in depth, the height regulations and basis of height measurements for the street permitting the greater height shall apply to a depth of not more than 150 feet from the street.
- 2. **Area:** Every part of a required yard shall be open from its lowest point to the sky unobstructed except for:

- a. Open fire escapes;
- b. The ordinary projections of sills, belt courses, cornices, buttresses, chimneys, ornamental features and eaves which do not exceed 19 inches.
- c. Accessory buildings in rear yards.