

## ARTICLE B. - I-2 GENERAL INDUSTRIAL DISTRICT

## 9-6B-1. - Design; conditions of allowed uses.

The I-2 general industrial district is designed to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and business development.

Uses allowed in the I-2 district are subject to the following conditions:

- (1) *Dwelling units, lodging rooms.* Dwelling units and lodging rooms, other than watchmen's quarters, are not permitted.
- (2) *Uses conducted within enclosed building.* All businesses, servicing or processing, within three hundred (300) feet of a residence or commercial district, shall be conducted within completely enclosed buildings.
- (3) *Storage.* All storage within three hundred (300) feet of a residence district, except of motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fence (including solid entrance and exit gates) not less than six (6) feet, nor more than eight (8) feet in height.

(1971 Code App. A, § 9.2)

## 9-6B-2. - Permitted uses.

The following uses are permitted in the I-2 district:

Any use permitted in the I-1 district.

Abrasives manufacture.

Adult uses <sup>1</sup>.

Bottling companies.

Brick and structural clay products manufacture.

Cosmetics production.

Data centers.

Electroplating.

Feed and seed sales.

Feed mills.

Food manufacture, packaging and processing.

Fuel and ice sales.

Governmental buildings/facilities for such uses as storage, pumping stations, water storage, and garages, and which primary use is not as a place of assembly of persons.

Grain storage and processing.

Graphite products manufacture.

Heavy machinery production.

Linoleum manufacturing.

Machine shop.

Metal stamping.

Paint products manufacture.

Petroleum products storage or processing.

Plastic manufacturing.

Religious institutions as follows:

Churches, chapels, temples, synagogues, mosques and other places of worship.

Restaurants.

Rubber processing or manufacture.

Storage containers, not exceeding two (2) in number.

Woodworking and wood products.

(1971 Code App. A, § 9.2-1; Ord. 9394 VC 17(z10), § III; Ord. 9900 Z 1, § 7; Ord. 9900 Z 9, § 3; Ord. 0203 VC 10, § 2; Ord. 1011 VC 37; 1516-VC-32, § 15; Ord. 1617-VC-17, § 7; Ord. 1617-VC-19, § 8)

**Editor's note**— See section 9-6B-9 of this article.

9-6B-3. - Conditional uses.

The following conditional uses may be allowed in the I-2 district, subject to the provisions of chapter 10, article C of this title:

Any use allowed as a conditional use in the I-1 district, unless already permitted in section 9-6B-2 of this article.

Areas for dumping or disposal of garbage, refuse or trash.

Car wash.

Chemical processing and manufacturing.

Concrete mixing plants.

Drive-through or drive-up.

Foundries and forge plants.

Garages for storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding.

Gypsum manufacture.

Junkyards and auto graveyards.

Leather tanning or processing.

Meatpacking.

Metal reduction and refinement.

Mining operations.

Sewage treatment plants, municipal.

Truck/large equipment repair facility.

Other manufacturing, processing or storage uses recommended by the zoning board of appeals and approved by the village board to be of the same general character as the uses permitted in section 9-6B-2 of this article, and found not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, or glare or heat.

(Ord. 7778 MC Z 1, § 1; Ord. 9900 Z 9, § 4; Ord. 0001 VC 15, § 6; Ord. 0506 Z 21, § 2; Ord. 0607 VC 10, § 2(H); Ord. 1415-VC-25, § 9; 1516-VC-32, § 16; Ord. 1617-VC-17, § 8)

9-6B-4. - Lot size requirements.

A minimum lot width of one hundred (100) feet shall be required. A minimum lot area of twenty thousand (20,000) square feet is the minimum lot area in this district.

(1971 Code App. A, § 9.2-3)

9-6B-5. - Yard requirements.

- (a) *Front yard.* In the I-2 district, there shall be a front yard of fifteen (15) feet in depth.
- (b) *Interior side yards.* In the I-2 district, there shall be a side yard of ten (10) feet\*.
- (c) *Corner side yard.* In the I-2 district, there shall be provided a side yard of not less than five (5) feet in depth in every instance where the side property line is adjacent to a public street\*.
- (d) *Rear yard.* In the I-2 district, there shall be a ten (10) foot rear yard requirement\*.  
*\*plus one (1) foot for each two (2) feet by which the building or structure exceeds fifteen (15) feet.*
- (e) *Transitional yards.* In the I-2 district, the regulations governing transitional yards in the I-1 district shall apply.

(1971 Code App. A, § 9.2-4)

9-6B-6. - Floor area ratio.

In the I-2 district, floor area ratio shall not exceed 4.0.

(1971 Code App. A, § 9.2-5)

9-6B-7. - Signs.

Signs shall be subject to the regulations contained in chapter 9 of this title.

(1971 Code App. A, § 9.2-6)

9-6B-8. - Off street parking and loading requirements.

Off street parking and loading facilities shall be provided in accordance with chapter 8 of this title.

(1971 Code App. A, § 9.2-7)

9-6B-9. - Use standards.

- (a) *Data centers.*
  - (1) *Location of generators and significant noise-producing equipment located outside of a building.* Generators and significant noise-producing equipment located outside of a building shall be located a minimum of two hundred fifty (250) feet from the nearest residence district and shall be located substantially as provided in the site plan that is the basis of the noise study, referenced in section 9-6b-9(2) below, to ensure compliance with Village Code Section 5-6-16.
  - (2)

*Noise study* . When applicant submits for site plan approval by the zoning administrator, the applicant shall place on file with the department of community development and zoning a noise study analyzing the impact of the use as shown on such site plan on noise levels and outlining any measures in addition to those set forth on the site plan that applicant shall implement to achieve compliance with Village Code Section 5-6-16. If after initial site plan approval applicant wishes to modify in any material respect the location or any sound attenuating measures for any generators or other significant noise producing equipment located outside of a building, then applicant shall submit for the zoning administrator's approval a revised site plan and revised noise study as required in this subsection.

(Ord. 1617-VC-19, § 9)