

CHAPTER 1161  
I-2 HEAVY INDUSTRIAL DISTRICT

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CROSS REFERENCES

District established – see P. & Z. Chap 1139  
General provisions – see P. & Z. Chap 1167

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1161.01 INTENT

The purpose of this District is to provide for industrial and other uses that, by virtue of their external effects (noise, glare, fumes, smoke, and dust, odors, truck and/or rail traffic), should be isolated from residential uses. These uses perform essential functions for the Village, including employment, and should be provided for in areas that are best suited for industrial and development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems.

1161.02 PERMITTED PRINCIPAL USES

The following are permitted principal uses in I-2 Districts:

- (a) Any use first permitted in an I-1 Light Industrial District
- (b) Alcohol manufacture

- (c) Automotive wrecking, junk or salvage yards, if in completely enclosed buildings, or the premises on which such uses are conducted are entirely enclosed within a masonry wall not less than six feet in height.
- (d) Automotive, tractor, trailer and farm implement assembly or manufacture
- (e) Battery manufacture and tire recapping or retreading
- (f) Bleaching, cleaning and dyeing plants
- (g) Boiler shops, machine shops, structural steel fabricating shops and metal working shops
- (h) Cement products manufacture including ready-mix concrete batching plants
- (i) Dextrine, starch or glucose processing
- (j) Electric power manufacture
- (k) Emery cloth or sandpaper manufacturing
- (l) Enameling, lacquering or japanning
- (m) Flour or grain mills
- (n) Glass products, pottery, figurines or manufacture of similar products using previously pulverized clay
- (o) Paint, linseed oil, shellac, turpentine, lacquer or varnish manufacture
- (p) Sodium compounds manufacture
- (q) Wholesale storage or petroleum, gasoline or oil
- (r) Wire or rod drawing nut, screw or bolt manufacturing
- (s) The Appeals Board may allow any use similar in character to one of the specified uses listed above is such use is equally in harmony with the character of the District as a permitted use.

1161.03          ACCESSORY USES

Accessory uses in any I=2 District are those that are customarily accessory to the permitted principal uses in Section 1161.02

1161.04          CONDITIONAL USES

The following uses may be permitted by the Appeals Board upon application and approval of a conditional use permit under the provisions of Section 1135.08

- (a) Acetylene or oxygen manufacture

- (b) Acid manufacture including all corrosive acids and materials
- (c) Ammonia, chlorine or bleaching powder manufacture
- (d) Animal black, lamp black or graphite manufacture
- (e) Asphalt or asphalt products, manufacture or refining
- (f) Celluloid or proxyline products, manufacture or storage
- (g) Cement, lime, gypsum or plaster manufacture
- (h) Coke ovens
- (i) Crematories
- (j) Creosote manufacture or treatment
- (k) Distillation of coal, petroleum, refuse, grain, wood or bones
- (l) Explosives manufacture or storage
- (m) Fat rendering
- (n) Fertilizer or compost manufacture or storage
- (o) Fish curing, smoking or packing
- (p) Fish oil manufacture or refining
- (q) Forging plants
- (r) Garbage, offal, dead animals, refuse or rancid fats incineration, reduction or storage
- (s) Glue manufacture
- (t) Gelatin manufacture
- (u) Landfills or incinerators
- (v) Livestock feeding yards or markets
- (w) Petroleum or flammable liquids production or refining
- (x) Rock crushing
- (y) Slaughtering of animals
- (z) Smelting

- (aa) Any other use not previously permitted anywhere in this Zoning code that in the opinion of the Planning Board, will perform a valuable net benefit to the Village or the general welfare and can be built and operated in such a manner that the property adjacent to the proposed use will not be adversely affected.

1161.05 YARD REQUIREMENTS

In an I-2 Heavy Industrial District the following yards shall be required

- (a) Front Yards Front yards shall be provided with a minimum depth of twenty-five feet, excepting where a Heavy Industrial District is adjacent or across from any residential district. The required front yard shall be not less than fifty feet.
- (b) Side Yards Side yards shall not be required except where the side yard of a Heavy Industrial District is adjacent to any residential district, in which case the required side yards shall be not less than 100 feet along such a lot line. Any portion of a side yard, which is in excess of fifteen feet from a side property line, may be used for parking.
- (c) Rear Yards Rear yards shall be not less than fifteen feet in depth except where the rear yard abuts an alley it shall be not less than thirty feet or where the rear yard abuts a residential district it shall be not less than fifty feet.

1161.06 BUILDING HEIGHT REGULATIONS:

There shall be no specific height limitation in I-2 District, provide, however, that prior to the issuance of a building permit for any structure which is planned to exceed thirty-five feet in height, the Planning Board shall make a finding that any such excessive height will not be detrimental to the public safety or to the light, air or privacy of any other structure or use currently existing or approved for construction

1161.07 ACCESSORY PARKING

In an I-2 District, parking shall be provided as required in Section 1167.16

1161.08 OFF-STREET LOADING

In an I-2 District, off-street loading space shall be provided in accordance with the provisions of Section 1167.15

1161.09 SIGNS

For size and location of permitted signs in I-2 District, see Section 1167.20

1161.10 SCREENING

For screening regulations for uses adjoining residential districts, see Section 1167.17