

**SECTION 12
INDUSTRIAL DISTRICTS**

12.1 PURPOSE:

The Industrial Districts set forth herein are established to protect public health; to promote public safety, comfort, convenience and the general welfare; and to protect the economic base of the Village and the value of property. These general purposes include the following objectives:

To promote the most desirable use of land in accordance with a well-considered plan so as to ensure that adequate space is provided in appropriate locations for the various types of business uses, thereby protecting and strengthening the economic base of the Village.

To place in separate zoning districts those industries which may create noise, odors, hazards or unsightliness, or those which may generate excessive traffic.

To encourage the grouping of compatible industries in appropriate locations which will draw mutually interchangeable modes of trade, thus promoting public convenience and business prosperity.

To arrange commercial centers such that traffic and pedestrian congestion will be minimal.

To provide for the establishment of off-street parking facilities, permitted and required, so as to alleviate traffic congestion and promote convenience and business prosperity.

12.2 ZONING DISTRICTS:

The Industrial Zoning Districts shall be divided into the following zones:

- I-1 Light Industrial
- I-2 Heavy Industrial

I-1 is established to provide for light industrial, wholesale, warehousing, research, administrative and related uses of such a nature that they do not create serious problems of compatibility with other types of land uses.

I-2 is established to provide for general and intensive (heavy) industry including manufacturing, assembling and fabricating activities and large scale or specialized operations whose external effects will be felt to some degree by surrounding districts.

12.3 PERMITTED USES:

One principal building shall be allowed per lot.
Uses permitted in this Zoning District are set forth in Table 1 entitled Permitted Uses.

12.4 I-1 LIGHT INDUSTRIAL DISTRICT - This District provides for light industrial uses. Development in this district must also meet the minimum requirements as set forth by the McHenry County Health Department for suitable soil if septic systems are utilized.

12.4-1 Minimum Lot Size - The minimum lot size for any main structure hereafter erected or structurally altered in this Zoning District shall be two acres, or eight seven thousand one hundred twenty (87,120) square feet with a minimum lot width of two hundred and fifty (250) feet at the established property line that abuts the road. The lot width for each lot within this District shall be a minimum of 250 feet. In the event there is any provision in this Zoning Ordinance which could be interpreted or construed to provide for or allow lot widths of less than 250 feet for a lot within this District this provision requiring minimum lot width of 250 feet shall control, govern and prevail. *(Amended by Ord 06-07-63)*

12.4-2 Height Requirements - Buildings hereafter erected in the I-1 Zoning District shall not exceed thirty five (35) feet including architectural features measured from the main grade level and shall not exceed two and one half (2 1/2) stories.

12.4-3 Required Setbacks - No building shall be erected or enlarged in the I-1 Zoning District unless the following setbacks are provided for and maintained in connection with such building, structure, or enlargement.

12.4-3.1 Front Yard - Each lot upon which a primary structure is constructed a front yard setback of not less than one hundred (100) feet must be provided for.

12.4-3.2 Side Yard - On each lot upon which a primary structure is constructed, minimum side yards of thirty (30) feet must be provided for.

12.4-3.3 Rear Yard - Each lot upon which a primary structure is constructed a rear yard setback of not less thirty (30) feet must be provided for.

12.4-3.4 Lots Abutting Residential - Each lot upon which a primary structure is constructed with neighboring residential lots, a setback of not less than one hundred (100) feet shall be provided for along any yard abutting a residential lot.

12.4-4 Lot Coverage - Not more than thirty five (35) percent of any lot may be occupied by buildings or structures, excluding accessory buildings.

12.5 I-2 - HEAVY INDUSTRIAL DISTRICT - This District provides for heavy industrial business uses. Development in this district must also meet the minimum requirements as set forth by the McHenry County Health Department for suitable soil if septic systems are utilized.

12.5-1 Minimum Lot Size - The minimum lot size for any main structure hereafter erected or structurally altered in this Zoning District shall be five (5) acres with a minimum lot width of four hundred (400) feet at the established property line that abuts the road. The lot width for each lot within this District shall be a minimum of 400 feet. In the event there is any provision in this Zoning Ordinance which could be interpreted or construed to provide for or allow lot widths of less than 400 feet for a lot within this District this provision requiring minimum lot width of 400 feet shall control, govern and prevail. *(Amended by Ord 06-07-63)*

12.5-2 Height Requirements - Buildings hereafter erected in the I-2 Zoning District shall not exceed thirty five (35) feet including architectural features measured from the main grade level and shall not exceed two and one half (2 1/2) stories.

12.5-3 Required Setbacks - No building shall be erected or enlarged in the I-2 Zoning District unless the following setbacks are provided for and maintained in connection with such building, structure, or enlargement.

12.5-3.1 Front Yard - Each lot upon which a primary structure is constructed a front yard setback of not less than one hundred and fifty (150) feet must be provided for.

12.5-3.2 Side Yard - On each lot upon which a primary structure is constructed, minimum side yards of thirty (30) feet must be provided for.

12.5-3.3 Rear Yard - Each lot upon which a primary structure is constructed a rear yard setback of not less fifty (50) feet must be provided for.

12.5-3.4 Lots Abutting Residential - Each lot upon which a primary structure is constructed with neighboring residential lots, a setback of not less than one hundred and fifty (150) feet shall be provided for along any yard abutting a residential lot.

12.5-4 Lot Coverage - Not more than thirty five (35) percent of any lot may be occupied by buildings or structures, excluding accessory buildings.

12.5-5 Existing "Downtown" Industrial zoned lots - Industrial zoned lots located along Johnsbury Road between Fairview Avenue and Spring Grove Road and along Chapel Hill Road from Johnsbury Road to the Chapel Hill Road bridge are considered to be located in the older "Downtown" area.

Because of existing building lines already established in this area and the special nature of the lots, the above setback requirements need not be maintained in the "Downtown" area. Any structures proposed to be built in this area require a sketch plan review by Village staff to accommodate the special needs of these lots.

12.6 ACCESSORY BUILDINGS AND STRUCTURES I-1 AND I-2 ZONING

- 12.6-1** Only one accessory building (excluding outdoor coolers) may be built for the principal building contained on a zoning lot as set forth herein.
- 12.6-2** An accessory building or structure shall not be erected prior to the establishment or construction of the main building to which it is an accessory.
- 12.6-3** Where a substantial part of the wall of an accessory building or structure is a part of the wall of the main building or where an accessory building or structure is attached to the main building in a substantial manner as by a roof, such accessory building shall be counted as part of the main building.
- 12.6-4** Accessory buildings or structures may not be erected in front of the main building on a zoning lot with the exception of a temporary seasonal structure. Any such structure must be permitted by the Village.
- 12.6-5** An accessory building or structure may not be located nearer to any interior lot line than that permitted for the main building when it is a part of the main building. However, when an accessory building or structure is located in the rear yard separate from the building, it may then be located within ten (10) feet of the side lot line, but not nearer than twenty (20) feet to the rear lot line.
- 12.6-6** No accessory building shall be located on a reversed corner lot beyond the front yard required on the adjacent lot to the rear, nor be located nearer than twenty (20) feet to the side lot line of the adjacent building on the lot to the rear.
- 12.6-7** Any accessory building shall only be utilized as an accessory to the primary use of the property.
- 12.6-8** No accessory building in a Business or Industrial Zoning district shall have a floor space in excess of 30% of the principal use structure and cannot exceed the height of the principal building. All accessory buildings shall be permanently anchored on all four corners. Any accessory building in excess of 168 square feet shall be constructed on a full foundation and comply with the appropriate provisions of the ordinances and building codes adopted by the Village of Johnsburg.