

ARTICLE XXI
M-1 MANUFACTURING DISTRICT

21.1 Permitted Uses

1. Any production, processing, manufacturing, cleaning, servicing, testing, repair or storage of materials, goods, or products, and business offices relating thereto.
2. Any business or commercial establishment that provides supplies and/or service primarily to industrial and manufacturing customers, including building material and lumber yards.
3. Contractors or construction offices and shops.
4. Motor freight terminals not exceeding 30,000 sq. ft. (2,787 sq. m.) in size.
5. Public utility and public service uses, including:
 - a. Bus garages
 - b. Electric substations
 - c. Fire stations
 - d. Utility service substations
 - e. Police stations
 - f. Radio and television transmitting antenna towers
 - g. Industrial spur tracks
 - h. Telephone exchanges and telephone transmissions equipment buildings
 - i. Water filtration plants
 - j. Water pumping stations
 - k. Water tanks and reservoirs
6. Automobile service stations.
7. Tennis clubs.
8. Business and Professional Offices.
9. Cultivation Centers and Dispensing Organizations, as defined by the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act, subject to the condition that those Cultivation Centers and Dispensing Organizations shall be prohibited from also conducting business as a Cannabis Business Enterprise as defined in the Cannabis Regulation and Tax Act (House Bill 1438).

21.2 Special Use Permit Required

Buildings primarily devoted to Religious Worship

Hair Stylists
Kennels

21.3 Bulk Regulations

- A. A maximum height of thirty-five (35) feet (10.67 m.) provided, however, that if the principal building is located more than one hundred (100) feet (30.48 m.) from the nearest lot line, the maximum height may exceed thirty-five (35) feet (10.67 m.) by one (1) foot (.305 m.) for each five (5) feet (1.52 m.) by which the distance between the principal building and the nearest lot line exceeds one hundred (100) feet (30.48 m.) but in no event shall the height exceed fifty (50) feet (15.24 m.).
- B. A minimum front yard and side yard abutting a street of twenty-five (25) feet.
- C. Transitional Setbacks:
 - a. Where a side, front or rear lot line coincides with an adjacent Residential District, then a side yard will be provided along such side lot line that is equal to or greater than the height of the principal building but not less than what is otherwise required.

21.4 Standards. All of the property located in this district is subject to the general standards and regulations of this ordinance. To conserve space these standards and regulations have not been reprinted in the regulations for each district. Property located in this district is also subject to the following additional standards:

- A. All operations, activities, and storage shall be conducted wholly inside a building, or buildings, except that storage may be maintained outside a building in a side yard or rear yard if no part of the storage is less than fifteen (15) feet (4.57 m.) from any lot line of the lot on which the use is located, and such storage area is screened from public streets and adjoining property (except property located in the Manufacturing District).
- B. If a lot in this district adjoins a Residential District, screening shall be provided at the lot line sufficient to protect on a year-round basis the privacy of the adjoining uses.
- C. Exterior lighting fixtures shall be shaded wherever necessary to avoid excessive glare upon property located in any Residential District or upon any public street or park.
- D. No building shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- E. All premises shall be furnished with all-weather hard-surface walks and, except for parking areas, the grounds shall be planted and landscaped.

F. All new buildings, structures, and permitted uses in this district shall require site plan and architectural approval.