

SECTION 9. MANUFACTURING ZONING DISTRICTS

- 9.1 MANUFACTURING ZONING DISTRICTS PURPOSE STATEMENTS
- 9.2 PERMITTED AND SPECIAL USES
- 9.3 BULK AND SETBACK REGULATIONS
- 9.4 GENERAL STANDARDS OF APPLICABILITY

9.1 MANUFACTURING ZONING DISTRICTS PURPOSE STATEMENTS

A. Purpose of M-1 General Manufacturing Zoning District

The purpose of the M-1 General Manufacturing Zoning District is to provide for fabrication and assembly-type manufacturing and general industrial uses, as well as warehousing, storage, office, and research and development facilities. Development standards are intended to buffer surrounding non-industrial uses from the impacts of the industrial uses within the district.

9.2 PERMITTED AND SPECIAL USES

Table 9-1: Manufacturing Zoning Districts Permitted and Special Uses lists permitted and special uses for the manufacturing districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 4.4 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

VILLAGE OF LA GRANGE PARK, ILLINOIS		
TABLE 9-1: MANUFACTURING ZONING DISTRICTS PERMITTED & SPECIAL USES		
<i>S = Special Use P = Permitted Use</i>		
USE ¹	DISTRICT	SPECIFIC USE STANDARDS
	M-1	
COMMERCIAL USES		
Motor Vehicle Service and Repair, Major	P	Section 11.3.N
Motor Vehicle Service and Repair, Minor	P	Section 11.3.N
Office Business	P	
TRANSPORTATION USES		
Motor Vehicle Operations Facility	P	Section 11.3.M
Off-Street Parking Lot (Principal Use)	S	Section 11.3.O
Parking Structure (Principal Use)	S	Section 11.3.O
MANUFACTURING, STORAGE AND RESEARCH USES		
Contractor Storage Yard	P	
Manufacturing, General	P	
Mini-Warehouse	P	
Research and Development Facility	P	
Warehouse/Distribution	P	

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 9-1: MANUFACTURING ZONING DISTRICTS PERMITTED & SPECIAL USES		
<i>S = Special Use P = Permitted Use</i>		
USE ¹	DISTRICT	SPECIFIC USE STANDARDS
	M-1	
OTHER		
Planned Unit Development	S	Section 5
Utilities, Private	S	Section 11.3.S
Wireless Telecommunications Antenna	S, P ²	Section 11.3.R
Wireless Telecommunications Facility	S	Section 11.3.R
Wireless Telecommunications Tower	S	Section 11.3.R

TABLE 9-1: FOOTNOTES

¹ The terms in this column (“Use”) are defined in Section 17 (Definitions).

² Only wireless telecommunications antennas that comply with the stealth design standards of Section 11.3.R.10 shall be considered permitted uses.

9.3 BULK AND SETBACK REGULATIONS

Table 9-2: Manufacturing Zoning Districts Bulk and Setback Regulations establishes bulk and setback regulations for the manufacturing districts.

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 9-2: MANUFACTURING ZONING DISTRICTS BULK & SETBACK REGULATIONS	
	DISTRICT
	M-1
BULK REGULATIONS	
MINIMUM LOT AREA	10,000sf
MINIMUM LOT WIDTH	50 ft
MAXIMUM BUILDING HEIGHT	45 ft
SETBACK REGULATIONS	
MINIMUM FRONT SETBACK	15 ft
MINIMUM REAR SETBACK	25 ft
MINIMUM INTERIOR SIDE SETBACK	10 ft
MINIMUM CORNER SIDE SETBACK	10 ft

9.4 GENERAL STANDARDS OF APPLICABILITY

A. Temporary Uses

See Section 12.6 (Temporary Uses) for standards governing temporary uses.

B. Accessory Structures and Uses

See Section 12.4 (Accessory Structures and Uses) for standards covering accessory structures and uses.

C. Permitted Encroachments

See Section 12.5 (Permitted Encroachments) for standards governing encroachments.

D. Off-Street Parking and Loading

See Section 13 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping and Screening

See Section 14 (Landscaping and Screening) for standards governing landscaping and screening.

F. Signs

See Section 15 (Signs) for standards governing signs.

