

3.71-5 Special Regulations

- a. All processing and storage shall take place within completely enclosed buildings.
- b. Screening shall be provided at rear and side lot boundaries abutting a Residential or Agricultural zoning district and may consist of solid fencing, or dense hedge or shrub to a minimum of six (6) feet in height.

3.71-6 Bulk Requirements

- a. Lot.
 1. Minimum lot area - 1 acre.
 2. Minimum lot width - 150 feet.
- b. Minimum yards.
 1. Front - 60 feet; except 120 feet when adjoining a Residential district.
 2. All others - 20 feet from all lot lines.
- c. Buildings.
 1. Maximum lot coverage - 50% of lot area.
 2. Maximum height - 35 feet.

3.72 M-2 - GENERAL MANUFACTURING DISTRICT

3.72-1 Purpose

This Manufacturing district is established to provide areas in which manufacturing, non-retail commercial, office and research facilities and open storage yards are the principal uses of land. Such uses have some adverse effects on surrounding properties, and are not compatible with residential, institutional, and retail uses.

Development is characterized by moderately low land coverage and permits controlled outdoor storage.

3.72-2 Permitted Uses

- a. Manufacturing and assembling processes.
- b. Non-retail commercial.
- c. Sales and renting of equipment and vehicles used by business, industry and agriculture, excluding retail automobile sales.
- d. Office and research facilities.
- e. Open storage yards, including, for example, storage of heavy equipment and bulk building materials.
- f. Signs as regulated in Article V of this Ordinance.
- g. Warehouse and mini storage facilities, open storage yards may be utilized.

3.72-3 Accessory Uses

- a. Off-street parking and loading as regulated in Article IV of this Ordinance.

3.72-4 Conditional Uses

- a. Junkyards
 - 1. Any junkyard, scrap yard or salvage yard for which permission is granted under this Section shall at all times be subject to the performance standards established for this Ordinance.

All outdoor storage areas shall be screened or fenced with a solid fence at least six (6) feet, but not more than eight (8) feet in height, or enclosed with a dense evergreen growth at least six (6) feet in height. Storage between the street and such fence or screen is expressly prohibited. Maximum height of salvage shall be no greater than one (1) foot below the screened material.

Any junk or salvage yard which offers to the public at retail any new or used merchandise shall provide at least two (2) parking spaces per one hundred (100) square feet of retail floor space.

- b. Cement concrete, asphaltic concrete, anhydrous ammonia, or fertilizer mixing or blending plants.
- c. Service facilities clearly for the convenience of persons and firms in the industrial district including, for example, restaurants, service stations, banks, recreational facilities, industrial service businesses, and similar service facilities. Also see Article VIII, Conditional Use Procedure.
- d. Bulk storage of gasoline, fuel oil or other flammable or explosive liquids or materials, or fuel gasses under pressure, for sale and distribution, provided the location, plans, and construction shall conform to the laws, rules and regulations of the State of Illinois and have the approval of the State Division of Fire Prevention.
- e. Sanitary landfill.

All sanitary landfills must be located on a minimum of ten (10) acres and all roads on the premises and leading to the premises must be of pavement type A or B as defined by the Bureau County Subdivision Ordinance. A solid or chain link fence at least six (6) feet high must surround the entire site, excluding ingress and egress. A landscape design plan must be submitted with site plan at the time of application.

- f. Commercial incinerators, including hazardous materials and medical waste. All commercial incinerators must be located on a minimum of ten (10) acres and all roads on the premises must be of pavement type A or B as defined by the Bureau County Subdivision Ordinance. A solid or chain link fence at least six (6) feet in height must surround the entire site, exclusive of ingress and egress.
- g. Truck terminals or other freight transportation facilities.
- h. Air, rail or motor truck terminals, railroad yards, intermodal container storage yards, railroad repair shops, round houses or other similar facilities.

- i. Mining, loading and hauling of coal, clay, sand, gravel, topsoil, other aggregate, minerals or other similar materials, including equipment, buildings and/or structures for screening, crushing, washing, mixing or storage of coal, clay, sand, gravel, topsoil, other aggregate, minerals or other similar materials.

- j. Commercial Wind Energy Facilities

The regulations applicable to Commercial Wind Energy Facilities as set forth in Section 3.41-4 s. of the Zoning Ordinance shall apply to Commercial Wind Energy Facilities sited in M-2 General Manufacturing Districts as though fully set forth in this section.

(Ord. 05-2023; May 9, 2023).

- k. Commercial Solar Energy Facilities

The regulations applicable to Commercial Solar Energy Facilities as set forth in Section 3.41-4 v. of the Zoning Ordinance shall apply to Commercial Solar Energy Facilities sited in M-2 General Manufacturing Districts as though fully set forth in this section.

(Ord. 05-2023; May 9, 2023).

3.72-5 Special Regulations

- a. Outdoor storage of materials or equipment is permitted provided the area is screened by fencing forming a visual barrier. The fence height and material to be approved by the Planning Commission.
- b. Outdoor storage area shall cover no more than eighty (80) percent of the lot area.
- c. Fencing used to screen outdoor storage shall be constructed of masonry, metal, wood or a composite thereof, and if constructed of wood or metal, shall be painted a uniform color.

3.72-6 Bulk Requirements.

a. Lot.

1. Minimum lot area - 2 acres.
2. Minimum lot width - 200 feet.

b. Minimum yards.

1. Front - 50 feet, except 70 feet when adjoining a Residential district.
2. All others - 20 feet from all lot lines.

c. Buildings.

1. Maximum lot coverage - 50% of lot area.
2. Maximum height - 35 feet.

