

CHAPTER 8: MANUFACTURING DISTRICTS

6-8-1 PURPOSE STATEMENTS

A. M1 Light Manufacturing District

The purpose of the M1 Light Manufacturing District is to provide for low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as warehousing, storage, office, and research and development facilities. Development standards are intended to buffer multi-unit residential dwellings located within the District from the impacts of these light manufacturing uses.

B. M2 Medium Manufacturing District

The purpose of the M2 Medium Manufacturing District is to permit higher intensity manufacturing uses, and warehouse and storage uses. Medium intensity manufacturing may produce moderate external effects such as smoke, noise, glare or vibration.

6-8-2 PERMITTED AND SPECIAL USES

Table 7: Manufacturing 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 receive special use approval as required in Section 6-4-3 (Special Uses). No letter (i.e., a blank space), or the absence of a use from the table, indicates that use is not permitted within that district.

6-8-3 YARD AND BULK REGULATIONS

Table 8: Manufacturing Districts Yard and Bulk Regulations establishes yard and bulk regulations for the manufacturing districts.

6-8-4 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Buildings, Structures, and Uses

See Section 6-11-3 (Accessory Buildings, Structures, and Uses) for standards covering accessory buildings, structures, and uses.

B. Environmental Performance Standards

See Section 6-11-5 (Environmental Performance Standards) for standards governing environmental performance standards.

C. Landscaping and Screening

See Chapter 14: Landscaping and Screening for standards governing landscaping and screening.

D. Off-Street Parking and Loading

See Chapter 12: Off-Street Parking and Loading for standards governing off-street parking and loading.

E. Permitted Encroachments

See Section 6-11-4 (Permitted Encroachments) for standards governing encroachments.

F. Signs

See Chapter 13: Signs for standards governing signs.

G. Temporary Uses

See Section 6-10-3 (Temporary Uses) for standards governing temporary uses.

VILLAGE OF RIVER GROVE, ILLINOIS			
TABLE 7: MANUFACTURING DISTRICTS PERMITTED & SPECIAL USES			
<i>S = Special Use P = Permitted Use</i>			
Use	Zoning District		Specific Use Standards
	M1	M2	
RESIDENTIAL USES			
Dwelling, Multi-Unit	S		See Section 6-10-2 A 1
Live/Work Dwelling	S		See Section 6-10-2 A 3
RETAIL AND SERVICE USES			
Adult Use		S	See Section 6-10-2 D 1
Heavy Retail and Service	P	P	
Home Occupation	P		See Section 6-10-2 D 8
Motor Vehicle Service and Repair, Major	P	P	See Section 6-10-2 D 11
Motor Vehicle Service and Repair, Minor	P	S	See Section 6-10-2 D 11
Office Business	P	P	
Tattoo Parlor and/or Body Piercing Studio		S	See Section 6-10-2 D 14
TRANSPORTATION USES			
Cargo Terminal	P	P	
Motor Vehicle Operations Facility	P	P	See Section 6-10-2 E 1
Parking Structure	S	S	See Section 6-10-2 E 2
Parking Lot	S	P	
Passenger Terminal	S	S	
MANUFACTURING, STORAGE AND RESEARCH USES			
Manufacturing, Light	P	P	See Section 6-10-2 F 1
Manufacturing, Medium		P	See Section 6-10-2 F 1
Mini-Warehouse	P		
Research and Development Facility	P	P	
Warehouse/Distribution	P	P	
OTHER			
Planned Unit Development	S	S	See Section 6-4-4
Telecom Hotel	S	S	
Wireless Telecommunications Antenna	S	S	See Section 6-10-2 G 1
Wireless Telecommunications Facility	S	S	See Section 6-10-2 G 1
Wireless Telecommunications Tower	S	S	See Section 6-10-2 G 1

VILLAGE OF RIVER GROVE, ILLINOIS TABLE 8: MANUFACTURING DISTRICTS YARD & BULK REGULATIONS		
Yard & Bulk Regulations	M1	M2
BULK REGULATIONS		
Lot Area, Minimum	6,250sf	12,500sf
Lot Width, Minimum	50 ft	100 ft
Building Height, Maximum ¹	45 ft	45 ft
YARD REGULATIONS		
Front Yard, Minimum	10 ft	20 ft
Rear Yard, Minimum	Non-residential use: 10 ft Residential use: 20 ft	25 ft
Interior Side Yard, Minimum	10 ft	10 ft
Corner Side Yard, Minimum	10 ft	15 ft

¹ Chimneys, stacks, elevator bulkheads, cooling/water/stage towers and mechanical appurtenances may extend to a height of 55 feet.