

**INDUSTRIAL DISTRICT****§ 153.095 DESCRIPTION.**

The Industrial District embraces all types of industrial uses, including both light and heavy industry and related operations.

**§ 153.096 PERMITTED USES.**

Permitted uses in the Industrial District are:

- (A) Grain storage; feed mills; fertilizer storage and processing.
- (B) Wholesale, storage and warehouse facilities except those specifically prohibited.
- (C) Railroad yards, siding and switching facilities; public utilities.
- (D) Fuel storage, building material storage yard or similar storage yards, but not including salvage or junk yards.
- (E) Agriculture.
- (F) The manufacture or processing of goods or products.
- (G) Customary accessory uses.
- (H) Signs, provided that the gross area of signs shall not exceed six times the lineal feet of frontage of the lot on which such signs are located.
- (I) Sanitary landfills.  
(Am. Ord. 924, passed 11-14-16)

**§ 153.097 SIGNS.**

The following regulations as to signs shall apply in the Industrial District:

(A) No attached sign shall extend above the roof line. No free-standing sign shall exceed higher than 35 feet or extend above the roof line of the building.

(B) The gross area of signs per lot shall not exceed six times the lineal feet of frontage of the lot on which such signs are located.

(C) No sign affixed to a structure shall project more than five feet beyond the limits of such structure and shall not project across lot lines.

(D) Vehicular signs shall only be parked or positioned for display to the public on the premises upon which the business or activity to which the sign refers is located.

(E) All components of a sign shall be kept in good repair at all times. The zoning officer may order the removal of any sign that is not maintained.

(F) The area in proximity to the signs shall be maintained and kept free of litter, debris, and excess grass or weeds. The zoning officer may order the removal of any sign that is not kept in good order pursuant to this section.

(G) Any sign that is moved to another location, either on the same or other premises, shall be considered a new sign and as a new sign, shall be subject to all relevant provisions hereof.

(H) *Regulations for specific types of signs.*

(1) *Flashing sign.* No flashing signs shall be permitted in industrial zoned properties.

(2) *Illuminated signs.* No sign shall be so illuminated that it interferes with the effectiveness or obscures an official traffic sign, signal or device.

(3) *Portable signs.*

(a) Only one portable sign shall be allowed per event.

(b) Display of a portable sign shall be limited to 14 consecutive days.

(c) No building permit shall be required pursuant to the provisions of this section for the display of a portable sign as provided hereunder.

(4) *Projection, awning, canopy or marquee sign.*

(a) A clear space of not less than eight feet shall be provided between the lowest portion of the sign and the ground surface.

(b) Projection signs shall be securely attached to the buildings or structures by bolts, anchors, chains, rods or guys.

(c) No nails or staples shall be used to secure any projection sign to a building or structure.

(5) *Wall sign.*

(a) All wall signs shall be securely fastened to a wall by means of metal anchors, bolts, expansion screws or similar connectors.

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(b) The ends of a wall sign shall not project out more than 15 inches from the wall surface.

(c) The top of a Wall Sign shall not extend above the top of the wall.

(6) *Temporary sign.*

(a) Temporary signs shall have not more than two sides per sign.

(b) Temporary signs shall be located on premises, or with permission of the property owner, on private property and not in the public right of way.

(c) No temporary sign may be posted more than 31 days prior to the event. All temporary signs must be removed within 48 hours after the event provided, however, that the time for removal of temporary signs may be extended at the discretion of the Village Board.

(d) No building permit shall be required pursuant to the provisions of this section for the display of a temporary sign as provided hereunder.

(I) Except as otherwise provided herein, a building permit pursuant to the provisions of this chapter shall be required for the erection of a sign.  
(Ord. 873, passed 1-13-14) Penalty, see § 153.999

**§ 153.098 BUFFER STRIP.**

Where a lot on which an industrial use shall be located abuts or adjoins any other zoning district, a buffer strip of not less than 40 feet in width shall be provided, and:

(A) Shall be located on such lot on the side thereof abutting the zoning district boundary;

(B) Shall be parallel to the lot line of such lot facing the other zoning district;

(C) Shall be maintained with a screen planting at least six feet in height, except where such buffer strip parallels the front lot line of such lot, in which case such screen planting shall not be required;

(D) Shall not be used for parking, loading or unloading;

(E) Shall not be included in any side or rear yard dimension;

(F) May coincide with the front 40 feet of the front yard; and

(G) May be crossed by sidewalks, easements, access ways and service drives not more than 35 feet in width.

Penalty, see § 153.999

**§ 153.099 OFF-STREET PARKING SPACES.**

Off-street parking spaces for industrial uses shall be provided as follows:

(A) One such space shall be provided for each three employees, based upon the maximum number of persons employed during one work period during the day or night, plus one such space for each vehicle used in the conduct of such use.

(B) Such space for the accommodation of an automobile or light motor truck shall total at least 300 square feet, including both parking and maneuvering areas.

(C) Such space for the accommodation of a heavy motor truck, motor bus or other vehicle shall be of dimensions herein specified for an off-street loading berth.

(D) All such spaces shall be surfaced with all-weather dustless material.

(E) No such space shall be located less than 20 feet from any front curb line or ten feet from a sidewalk.

(F) No such space shall be located less than five feet from any side or rear lot line.  
Penalty, see § 153.999

**§ 153.100 OFF-STREET LOADING BERTHS.**

Off-street loading berths for industrial uses shall be provided as follows:

(A) All such berths shall be located on the same lot as the industrial use served.

(B) No such berth shall be located less than 100 feet from the building restriction line of a dwelling or residential building unless such is screened from public view by a fence, wall or hedge at least 75% solid and at least six feet in height.

(C) No berth shall be located less than 50 feet from the nearest point of intersection of two streets.

(D) All such berths shall be improved with a compacted bags at least seven inches thick and shall be surfaced with at least two inches of some all-weather dustless material.

(E) All such berths shall be designed with means of vehicular access to a street or alley which will least interfere with traffic movement.

(F) All such berths shall have a vertical clearance of at least 14 feet.

(G) No vehicle repair or service work shall be performed on any such berth.

(H) No such berth shall be located less than ten feet from any front lot line nor less than five feet from any side or rear lot line.

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<b>SCHEDULE OF OFF-STREET LOADING BERTHS</b>	
<b>Floor Area of Building in Square Feet</b>	<b>Minimum Required Number and Size of Berths</b>
1,000 - 9,999	1 (12 x 40 feet)
10,000 - 24,999	2 (10 x 40 feet)
25,000 - 39,999	2 (10 x 70 feet)
40,000 - 99,999	3 (10 x 70 feet)
100,000 - 249,999	4 (10 x 70 feet)
Each additional 200,000 square feet or portion thereof of floor area	1 (10 x 70 feet)

Penalty, see § 153.999

**§ 153.101 HEIGHT.**

No main or principal structure shall exceed 35 feet in height.  
(Am. Ord. 556, passed 3-9-98)

**§ 153.102 MOBILE HOME PARK DISTRICT.**

The following provisions shall apply to property that is zoned M - mobile home park.

(A) Any park constructed on property zoned M - mobile home park shall be constructed under the provisions of this section and shall adhere to the minimum regulations as required by the State Department of Public Health regulating mobile home park sanitation. The State Department of Public Health rules and regulations establishing health, sanitation and safety standards for all mobile home parks in Illinois shall be complied with at all times by all mobile home parks constructed on property zoned M - mobile home park.

(B) No part of any mobile home park shall be used for non-residential purposes except such uses as are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.

(C) All mobile home parks shall be kept properly and adequately lighted at all times so that the grounds shall be safe for occupants and visitors.

(D) No mobile home court shall under any circumstances hinder drainage or sanitation.

(E) All mobile home parks shall provide safe, continuous and convenient vehicular access from abutting public streets or roads to each mobile home space. All such private streets shall be maintained by the owner or owners of the mobile home park and shall not be public streets and shall not be maintained by the village.

(F) Off-street parking shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two car spaces for each mobile home. Parking bays shall be located to provide convenient access to mobile home spaces. A minimum of two graveled or hard surface off-street parking spaces per mobile home shall be provided on each mobile home site. At least one of the required two off-street parking spaces shall be graveled or have a hard surface per mobile home site.

(G) Each mobile home site shall be connected to the village public water system. Individual water lines within the mobile home park shall be the private property of the mobile home park owner and shall not be village water mains. In addition, each mobile home site shall be connected to the village sanitary sewer system. Each mobile home site shall be provided with a sewer connection and a separate connection with the private water system owned and operated by the mobile home park which is connected to the village water system. No septic systems shall be allowed in any mobile home park. No wells shall be allowed in any mobile home park. All mobile homes shall be serviced by the village sanitary sewer system and shall receive village water through the private water system owned and operated by the mobile home park.

(H) Except for mobile home parks that had a State Department of Public Health license on January 1, 1998, no above ground liquid propane tanks, fuel oil tanks or other oil supply tanks shall be maintained or allowed in any mobile home park.

(I) Garbage and refuse shall be deposited in a manner that creates neither a nuisance or a menace to health. Adequate insect and rodent control measures shall be employed. The mobile home park shall

be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water. It shall be the duty of the owner of the mobile home park to provide for the collection or removal of garbage as provided for herein.

(J) Each mobile home site or lot shall consist of not less than 2,100 square feet. No mobile home shall be parked closer than 5 feet to the private street lines of the mobile home park or closer than 10 feet to a public street, alley or building. Each individual site or lot shall abut or face a driveway or roadway. There shall be an open space of at least 10 feet adjacent to the sides of every mobile home, and there shall be at least 5 feet adjacent to the ends of each mobile home. All mobile homes stationed in the mobile home park shall be not less than 12 feet in width and not less than 60 feet in length. All mobile homes shall be skirted with vinyl or other appropriate skirting.

(K) No person shall maintain any mobile home for human habitation upon any plot of ground in the village except in a licensed mobile home park and except for mobile homes that are located in the village as of the date of adoption of this section.

(L) Any mobile home park shall be subject to ordinances of the village. Any new mobile home park constructed shall have fire hydrants located within 600 feet of each mobile home or building. Fire extinguishers shall be encouraged to be included in each mobile home unit.

(M) No permanent addition shall be built onto or become part of any mobile home unless a building permit is first secured from the Village Zoning Officer. Any such structure added onto a mobile home shall comply with all applicable ordinances of the village.

(N) Any mobile home park shall comply with all applicable state laws and any state laws that are now or hereinafter adopted. Any such laws or requirements that are stricter than the regulations and requirements contained within this section shall be applicable to any mobile home park.

(O) No separate permit shall be required to operate a mobile home park in the village. However, a true and correct copy of the application submitted to the State Department of Public Health and a true and correct copy of the license granted by the State Department of Public Health to the operator of any mobile home park shall be filed with the Village Clerk and shall be updated so that at all times the Village Clerk has a true and correct copy of the current license of the operator of the mobile home park and a true and correct copy of the current application for the current license.

(P) Any mobile home park which existed upon the effective date of this section shall be regarded as a non-conforming use and may be continued in its current layout, except that any change in layout, expansion or extension shall be subject to all the provisions of this section and all other applicable village ordinances.

(Q) No mobile homes shall be located on the mobile home lot or site unless it is placed upon a concrete pad, so that the concrete is under all portions of the mobile home. A reasonable open space in height shall be kept for the maintenance of utilities.

(R) A maximum of one storage shed shall be allowed on each mobile home lot or site. A building permit must be obtained for any storage shed that is constructed.

(S) It shall be the duty of the owner of the mobile home park to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall be made available for inspection at all times by law enforcement officials, public health officials, the Village Clerk, and other officials whose duties necessitate acquisition of the information contained within the register.

(T) There shall be an open space of not less than 15 feet between the sides of every mobile home and at least ten feet between the ends of every mobile home.

**(U) Mini storage facilities may be located in a mobile home park. However, any such mini storage facilities shall not be located within the interior of a mobile home park and the exact location on the exterior of a mobile home park shall be approved by the Zoning Board. Mini storage facilities are hereby defined as a building or group of buildings that contain varying sizes of individual, compartmentalized, controlled access storage units for purposes of storage of business or household goods.  
(Ord. 658, passed 10-14-02; Am. Ord. 675, passed 4-14-03)**