

(I-2) HEAVY INDUSTRIAL DISTRICT

§ 157.245 PURPOSE.

The I-2 Heavy Industrial District is designed to provide for heavy industrial uses, manufacturing, assembling, processing, and the storing of parts and products for wholesale distribution. The I-2 District should be located in areas that are relatively remote from residential and prime retail development to ensure adequate buffering can be established.

(Prior Code, 7 TCC 1-15(a))

§ 157.246 PERMITTED USES.

The following uses are permitted uses in the I-2 District, in accordance with the applicable regulations set forth in this chapter:

- (A) Accessory structures;
- (B) Agriculturally-related business;
- (C) Automobile service station, provided that auto body repair or mechanical repair is conducted as part of the use;
- (D) Communication facilities;
- (E) Contractor/construction office and storage;
- (F) Crematory;
- (G) Governmental, essential;
- (H) Industry, heavy;
- (I) Industry, light;
- (J) Lawn care, chemicals;
- (K) Lawn care, no chemicals;
- (L) Shipping/Cargo Containers subject to the regulations found in §157.046
- (M) Shooting range, indoor;
- (N) Signs, in accordance with the provisions as set forth in §§ 157.330 through 157.342;
- (O) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot;
- (P) Storage facility;
- (Q) Trucking firm;
- (R) Warehouse, distribution; and
- (S) Warehouse, mini storage.

(Prior Code, 7 TCC 1-15(b))

§ 157.247 SPECIAL USES.

The following uses may be established by a special use permit in the I-2 District in accordance with procedures and standards set forth in §§ 157.435 through 157.447:

- (A) Adult-Use cannabis craft growers, in accordance with **CHAPTER 159**, provided that:

- (1) A Cannabis Craft Grower shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (B) Adult-Use cannabis cultivation center, in accordance with **CHAPTER 159**, provided that:
 - (1) A Cannabis Cultivation Center shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (C) Adult-Use cannabis dispensing organizations, in accordance with **CHAPTER 159**, provided that:
 - (1) A Cannabis Dispensing Organization shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (D) Adult-Use cannabis infuser organization, in accordance with **CHAPTER 159**, provided that:
 - (1) A Cannabis Infuser Organization shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (E) Adult-Use cannabis processing organization, in accordance with **CHAPTER 159**, provided that:
 - (1) A Cannabis Processing Organization shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (F) Agritainment/Agritourism
- (G) Asphalt batching plant;
- (H) Automobile service stations, when major or minor automobile repair is not conducted as part of the use;
- (I) Automobile wrecking yard;
- (J) Building wrecking yard;
- (K) Commercial retail establishments;
- (L) Commercial Solar Energy Facility, subject to all regulations as found in §§ 156.01 through 156.99;
- (M) Communication facilities;
- (N) Governmental, non-essential;
- (O) Gravel pits;
- (P) Junkyard;
- (Q) Landscape waste composting and mulching facility, that are required to have an Illinois Environmental Protection Agency permit;
- (R) Landscape waste composting and mulching facility, that are not required to have an Illinois Environmental Protection Agency permit;

- (S) Off-premises signs;
- (T) Paintball facilities, indoor and outdoor; provided that outdoor paintball facilities are located more than 500 feet from any residential district, adjacent dwelling, school, church, existing paintball facility, and hunting range;
- (U) Personal service establishment;
- (V) Planned development, non-residential;
- (W) Recreational facilities, Class III;
- (X) Shooting range, outdoor;
- (Y) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot; and
- (Z) Wind energy conversion systems, subject to all regulation as found in §§ 153.01 through 153.11

(Prior Code, 7 TCC 1-15(c))

§ 157.248 MINIMUM LOT SIZES.

Except as provided by special use permit, all uses and structures in the I-2 District shall have the minimum lot size as set forth below:

- (A) Minimum lot size shall be one-half acre for lots served by public water and sewer; and
- (B) Minimum lot size shall be one acre for lots which are required to be served by a private septic system.

(Prior Code, 7 TCC 1-15(d))

§ 157.249 MINIMUM LOT WIDTH.

Minimum lot width at the building setback line shall be 100 feet.

(Prior Code, 7 TCC 1-15(e))

§ 157.250 MINIMUM SETBACKS.

The following setback standards shall apply in the I-2 District for principal and accessory structures.

- (A) *Abutting the following roads.*
 - (1) Arterial street (highway): 100 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (2) Collector street (major): 60 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (3) Minor street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (4) Private street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
- (B) *Side yard.*
 - (1) Principal structures shall have a side setback of not less than 15 feet from the property line.
 - (2) Accessory structures shall have a side setback of not less than ten feet from the property line.

(C) *Rear yard.*

(1) Principal structures shall have a rear setback of not less than 20 feet from the property line.

(2) Accessory structures shall have a rear setback of not less than ten feet from the property line.

(Prior Code, 7 TCC 1-15(f))

§ 157.251 LOT COVERAGE.

Not more than 40% of the area of the lot shall be occupied by structures.

(Prior Code, 7 TCC 1-15(g))

§ 157.252 HEIGHT.

The following height regulations shall apply in the I-2 District:

(A) Principal structures not to exceed 40 feet to the mean height of the roof; and

(B) Accessory structures not to exceed 36 feet to the mean height of the roof.

(Prior Code, 7 TCC 1-15(h))