

(I-1) LIGHT INDUSTRIAL DISTRICT

§ 157.225 PURPOSE.

The I-1 Light Industrial District is designed to provide for light industrial, storage, wholesale, warehousing, research, administrative, and related uses and be located in such areas that they do not create serious problems of compatibility with other kinds of land uses.

(Prior Code, 7 TCC 1-14(a))

§ 157.226 PERMITTED USES.

The following uses are permitted uses in the I-1 District, in accordance with the applicable regulations set forth in this chapter:

- (A) Accessory structures and uses;
- (B) Agriculturally related business;
- (C) Automobile repair, major;
- (D) Automobile repair, minor;
- (E) Automobile service station, provided that major or minor automobile repair is conducted as part of the use;
- (F) Communication facilities;
- (G) Contractors/construction office and storage;
- (H) Governmental essential;
- (I) Crematory;
- (J) Hospital;
- (K) Industry, light;
- (L) Lawn care, chemicals;
- (M) Lawn care, no chemicals;
- (N) Shipping/Cargo Containers subject to the regulations found in §157.046
- (O) Shooting range, indoor;
- (P) Signs, in accordance with the provisions as set forth in §§ 157.330 through 157.342;
- (Q) Storage facility;
- (R) Trucking firm;
- (S) Warehouse, distribution; and
- (T) Warehouse, mini storage.
- (U) Wind energy systems, Small subject to all regulations as found in §§ 157.062. There shall only be one wind energy system allowed on a zoning lot;

(Prior Code, 7 TCC 1-14(b))

§ 157.227 SPECIAL USES.

The following uses may be established by a special use permit in the I-1 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 station, 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) Convenience store;
- (O) Energy Storage System Facility, subject to all regulations as found in §153;
- (P) Governmental, non-essential;

- (Q) Gravel pits;
- (R) Junkyard;
- (S) Kennel, commercial;
- (T) Landscape waste composting and mulching facility, that are required to have an Illinois Environmental Protection Agency permit;
- (U) Landscape waste composting and mulching facility, that are not required to have an Illinois Environmental Protection Agency permit;
- (V) Off-premises signs;
- (W) 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;
- (X) Personal service establishment;
- (Y) Planned development, non-residential;
- (Z) Recreational facilities, Class II and Class III;
- (AA) Shooting range, outdoor;
- (BB) Solar Energy Facility, Commercial, subject to all regulations as found in §§ 153;
- (CC) Taverns, provided that such establishment is located no closer than 500 feet, measured from property line to property line, from any residential district, religious institution, or school.
- (DD) Wind energy systems, Small subject to all regulations as found in §§ 157.062. There shall only be one wind energy system allowed on a zoning lot;
- (EE) Wind energy systems, Commercial, subject to all regulations as found in §§ 153.

(Prior Code, 7 TCC 1-14(c))

§ 157.228 MINIMUM LOT SIZES.

Except as provided by special use permit, all uses and structures in the I-1 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 1-14(d))

§ 157.229 MINIMUM LOT WIDTH.

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

(Prior Code, 7 TCC 1-14(e))

§ 157.230 MINIMUM SETBACKS.

The following setback standards shall apply in the I-1 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 1-14(f))

§ 157.231 LOT COVERAGE.

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

(Prior Code, 7 TCC 1-14(g))

§ 157.232 HEIGHT.

The following height regulations shall apply in the I-1 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 1-14(h))