

**ARTICLE 14**  
**(I-1) LIGHT INDUSTRIAL DISTRICT**

**7 TCC 1-14 (a) 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.

**7 TCC 1-14 (b) Permitted Uses.** The following uses are permitted uses in the I-1 District, in accordance with the applicable regulations set forth in this Ordinance:

- (1) Accessory structures and uses;
- (2) Agriculturally related business;
- (3) Automobile repair, major
- (4) Automobile repair, minor
- (5) Automobile service station, provided that major or minor automobile repair are conducted as part of the use;
- (6) Crematory;
- (7) Communication Facilities;
- (8) Contractors/Construction office and storage;
- (9) Governmental essential;
- (10) Hospital;
- (11) Industry; light;
- (12) Lawn care, chemicals;
- (13) Lawn care, no chemicals;
- (14) Signs, in accordance with the provisions as set forth in Article 20 (Signs);
- (15) Shooting Range, indoor;
- (16) Small Wind Energy Systems subject to all regulations as found in Title 7, Chapter 4;
  - i. There shall only be one wind energy system allowed on a zoning lot.
- (17) Storage Facility
- (18) Trucking firm;
- (19) Warehouse, distribution;
- (20) Warehouse, mini storage.

**7 TCC 1-14 (c) 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 Article 25 (Special Uses):

- (1) Automobile service station when major or minor automobile repair are not conducted as part of the use;
- (2) Automobile Wrecking Yard;

- (3) Asphalt batching plant;
- (4) Building Wrecking Yard;
- (5) Commercial retail establishments;
- (6) Convenience store;
- (7) Communication Facilities;
- (8) Governmental, non-essential;
- (9) Gravel Pits;
- (10) Junkyard;
- (12) Kennel, commercial;
- (13) Landscape Waste Composting and Mulching Facility, that are required to have an Illinois Environmental Protection Agency Permit;
- (14) Landscape Waste Composting and Mulching Facility, that are not required to have an Illinois Environmental Protection Agency Permit;
- (15) Off premise signs;
- (16) Paint Ball Facilities, Indoor and Outdoor; provided that outdoor paintball facilities are located more than five hundred (500) feet from any residential district, adjacent dwelling, school, church, existing paint ball facility and hunting range;
- (17) Personal Service Establishment;
- (18) Planned development, non-residential;
- (19) Recreational Facilities, Class II and Class III;
- (20) Shooting range, outdoor;
- (21) Small Wind Energy Systems subject to all regulations as found in Title 7, Chapter 4;
  - i. There shall only be one wind energy system allowed on a zoning lot.
- (22) Taverns, provided that such establishment is located no closer than five hundred (500) feet, measured from property line to property line, from any residential district, religious institution, or school.

**7 TCC 1-14 (d) 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:

- (1) Minimum lot size shall be one-half ( $\frac{1}{2}$ ) acre for lots served by public water and sewer.
- (2) Minimum lot size shall be one (1) acre for lots which are required to be served by a private septic system.

**7 TCC 1-14 (e) Minimum Lot Width.** Minimum lot width at the building setback line shall be 100 feet.

**7 TCC 1-14 (f) Minimum Setbacks.** The following setback standards shall apply in the I-1 District for principal and accessory structures:

(1) **Abutting the following Roads**

- i. Arterial Street (Highway): 100 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
- ii. Collector Street (Major): 60 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
- iii. Minor Street (Minor): 50 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
- iv. Private Street (Minor): 50 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.

(2) **Side Yard.**

- i. Principal structures shall have a side setback of not less than 15 feet from the property line.
- ii. Accessory structures shall have a side setback of not less than 10 feet from the property line.

(3) **Rear Yard.**

- i. Principal structures shall have a rear setback of not less than 20 feet from the property line.
- ii. Accessory structures shall have a rear setback of not less than 10 feet from the property line.

**7 TCC 1-14 (g) Lot Coverage.** Not more than 40% of the area of the lot shall be occupied by structures.

**7 TCC 1-14 (h) Height.** Except as provided in 7TCC 1-5(l), the following height regulations shall apply in the I-1 District:

- (1) Principal structures not to exceed 40 feet to the mean height of the roof.
- (2) Accessory structures not to exceed 20 feet to the mean height of the roof.