

ARTICLE 15
(I-2) HEAVY INDUSTRIAL DISTRICT

7 TCC 1-15 (a) 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.

7 TCC 1-15(b) Permitted Uses. The following uses are permitted uses in the I-2 District, in accordance with the applicable regulations set forth in this Ordinance:

- (1) Accessory structures;
- (2) Agriculturally related business;
- (3) Automobile service station, provided that auto body repair or mechanical repair are conducted as part of the use;
- (4) Communication Facilities;
- (5) Contractor/construction office and storage;
- (6) Crematory;
- (7) Governmental, essential;
- (8) Industry, heavy;
- (9) Industry, light;
- (10) Lawn care, chemicals;
- (11) Lawn care, no chemicals;
- (12) Signs, in accordance with the provisions as set forth in Article 20 (Signs);
- (13) Shooting Range, indoor;
- (14) 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.
- (15) Storage Facility
- (16) Trucking Firm;
- (17) Warehouse, distribution.
- (18) Warehouse, mini storage.

7 TCC 1-15 (c) 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 Article 25 (Special Uses):

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

- (4) Building Wrecking Yard;
- (5) Commercial retail establishments;
- (6) Communication Facilities;
- (7) Governmental, non-essential;
- (8) Gravel Pits;
- (9) Junkyard;
- (10) Landscape Waste Composting and Mulching Facility, that are required to have an Illinois Environmental Protection Agency Permit;
- (11) Landscape Waste Composting and Mulching Facility, that are not required to have an Illinois Environmental Protection Agency Permit;
- (12) Off premise signs;
- (13) 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;
- (14) Personal service establishment;
- (15) Planned development, non-residential;
- (16) Recreational Facilities, Class III;
- (17) Shooting Range, outdoor
- (18) 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.

7 TCC 1-15 (d) 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:

- (1) Minimum lot size shall be one-half (½) 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 1-15 (e) Minimum Lot Width. Minimum lot width at the building setback line shall be 100 feet.

7 TCC 1-15 (f) Minimum Setbacks. The following setback standards shall apply in the I-2 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 1-15 (g) Lot Coverage. Not more than 40% of the area of the lot shall be occupied by structures.

7 TCC 1-15 (h) Height. Except as provided in 7TCC 1-5(l), the following height regulations shall apply in the I-2 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.