

21-300 Schedule of District Regulations

The column headings in the following Schedule of District Regulations are self-explanatory. However, prior to any reference to the Schedule, refer to the following General Statement of Intent which is to be used as a guide in any interpretation of the various Statements of Intent and Regulations for Land Use Districts established by this Ordinance.

GENERAL STATEMENT OF INTENT

The zoning districts hereby established are to effect a plan of land use which will:

1. Create order out of chaos.
2. Be based upon existing land use.
3. Provide a pleasant and economical living environment for inhabitants of the Community through the establishment of a variety of districts to meet individual preferences and overall community needs.
4. Utilize governmental and public utilities facilities in the most economical manner possible which in turn should provide the most service for the least cost.
5. Preserve and enhance property values throughout the community by keeping like and compatible uses together, and to separate incompatible uses from each other by designation on the ZONING DISTRICT MAP which is an integral part of this Ordinance.

Land values are highest in the Central Business District Area (CBD), and diminish as the distance from the CBD increases. Therefore, it is the purpose and intent of this Ordinance to conserve, protect, enhance, and utilize to the fullest extent possible these land values which the community has created. Consequently, in establishing these districts, the general objectives are to (1) utilize the existing CBD as the starting point and allowing within the CBD only appropriate uses, (2) land adjacent to the CBD should permit high density (more people per acre) residential uses, and (3) land further out to be utilized for lower density residential purposes.

Existing ownership of land is generally in relatively small lot sizes and which often will be non-conforming to this ordinance. To implement the general intent of this ordinance, it is hoped that consolidation of these smaller parcels will be achieved either through private acquisition or some type of privately owned but unified control, and that planned developments will be the rule rather than the exception, especially in non-residential areas.

Portions of the existing thoroughfare network are the logical place for certain types of commercial uses, but should only be permitted in certain compact spots not only for their own welfare, but for the welfare of the entire community and its inhabitants. Land for industrial purposes should be provided, but location should be determined by (1) existing industrial uses, (2) relationships to the other land uses districts, and (3) supporting transportation facilities in the thoroughfare system of the community. The intent for the remaining variety of land uses are stated in the individual statement of intent for each district. Perpetuation of non-conformities to the various Land Use Districts will be discouraged in the administration and interpretation of this ordinance.

It is further intended that in the territorial limits outside the City limits the General Agriculture district be utilized as far as is practical until residential, commercial or industrial development is proposed as the case may be. It is also intended that any development proposed in the territorial limits outside the City limits be considered in conjunction with annexation agreements.

THE COMPREHENSIVE PLAN

The City of Mt. Vernon officially adopted a Comprehensive Plan on February 17, 1964. It is the intent of this Zoning Ordinance that the Comprehensive Plan and its subsequent officially adopted amendments be the guide for any development in the jurisdiction of this ordinance. In the event of any proposed amendment to this Zoning Ordinance which is in contradiction to the Comprehensive Plan, such amendment shall be preceded by an amendment to the Comprehensive Plan.

LAND USE DISTRICTS

A-G	General Agriculture
F-P	Flood Plain
R-1	Low Density Residential
R-2	Medium Density Residential
R-M2	Medium Density Residential & Mobile Home
R-3	High Density Residential
R-MH	Planned Manufactured/Mobile Home
B-1	Primary Business
B-2	Secondary Business
B-3	Interchange Business
B-PL	Planned Business
I-1	Light Industrial
I-2	General Industrial
I-A	Industrial-Agricultural
IPCA-PUD	Industrial Park Conservation Area

A-G

Schedule of District Regulations

**Land Use District
Statement of Intent**

Permitted

Principal Uses and Structures

Accessory Uses and Structures

A-G General Agricultural District
It is the intent of this district to provide land for purposes devoted primarily to the production of agricultural products such as field crops, livestock, fowl and other conventional agricultural pursuits. This district is also created to assist in the conservation of the natural resources within the jurisdiction of this ordinance by encouraging practices which will conserve soil, soil resources, water, water resources, and prevent soil erosion and floodwater damages. Utilities other than electricity and telephone should be provided by the land user thereby discouraging the uneconomical extension of public water supply and sewage disposal facilities. Uses not related to Agriculture are discouraged. When the public interest will be served and only when a contribution will be made to orderly growth, portions of this district may be rezoned for alternative uses.

Agriculture and Agriculture buildings in connection with a bona fide farm operation. (1)
Cemeteries
Churches (3)
Essential Services
Forest Preserves
Single Family Farm Dwellings
Wireless communication facility placed on existing nonresidential structure as described within Section 21-500
Municipally Owned Parks and Recreational Areas
Public Secondary Schools

Accessory uses and structures customarily incidental to permitted principal uses and on the same parcel including:
Residential garages
Living quarters of persons employed on the premises.
Home occupations (6)
Truck or Equipment Terminal, but only with a Conditional Use Permit
Roadside produce stands in conjunction with a bonafide farm
Kennel

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

- (1) Building and enclosed pens for livestock, fowl and animals shall not be closer than 200' from any adjoining district.
- (2) Principal and accessory buildings shall not be closer than 100' from any adjoining parcel.
- (3) Principal and accessory buildings shall not be closer than 50' from any adjoining parcel.
- (4) Principal, accessory buildings and operations shall not be closer than 500' from any adjoining parcel.

- (5) See State Law
- (6) See definition of Home Occupation
- (7) Principal, accessory buildings and operations shall not be closer than 100' from any adjoining parcel

A-G

Conditional Uses After notice & appropriate safeguards, the City Council may permit as Conditional Uses:	Prohibited Uses	Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)															
<p>Sale of Greenhouse products grown on premises.</p> <p>Riding Stables (1)</p> <p>Raising, breeding and boarding of non-farm fowl and animals (1)</p> <p>Seasonal fishing, hunting lodge, gun club or related operation</p> <p>Railroad</p> <p>Stadium or coliseum, horse or auto race track. (1), (4)</p> <p>Penal or Correctional Institution (2)</p> <p>Airport or Heliport (5)</p> <p>Commercial agricultural storage operations.</p> <p>Public utility substation; Energy Park; Photovoltaic Power Station; Solar Farm, Park or Plant; Wind Farm, Park or Plant</p> <p>Public sewage disposal plant or public water plant. (4)</p> <p>Freestanding Wireless Communication Facility as described within Section 21-500</p> <p>Sanitary landfill or other qualified disposal system. (7)</p> <p>Commercial Radio or Television Station</p> <p>Mineral extractive operations outside corporate limits, including but not limited to: coal, oil, rock, gravel, sand and the related processing operations, storing and sale of such materials. (4)</p> <p>Travel Trailer Park</p> <p>Truck Terminal or Equipment Terminal, but only as an accessory use to a Permitted Use</p> <p>Cannabis Cultivation Center</p>	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Mobile Homes</p> <p>Non-farm dwellings</p> <p>Junk Yard</p> <p>Abandoned Automobile</p> <p>Automobile Wrecking</p> <p>Mineral extractive operations within corporate limits.</p> <p>Truck Stop</p>	<p>MIN. LOT AREA: 5 acres, except for: churches and cemeteries in which case 2 acres; and conditional uses as determined by the Planning Commission.</p> <p>MIN. LOT WIDTH: 300'</p> <p>MIN. FRONT YARD DEPTH: 80' along Federal Highway, 60' along other public roads.</p> <p>MIN. REAR YARD DEPTH: 100'</p> <p>100' MIN. FLOOR AREA: 1000 Sq. Ft.</p> <p>MAX. HEIGHT: 40' except barns and silos</p> <p>MAX. STORIES: 3</p> <p>MAX. FLOOR AREA RATIO: N/A</p> <hr/> <p style="text-align: center;"><u>Minimum off-street parking & loading</u></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">land use</th> <th style="text-align: center;">parking spaces</th> <th style="text-align: center;">loading spaces</th> </tr> </thead> <tbody> <tr> <td>Dwelling unit</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Home Occupation</td> <td style="text-align: center;">+1</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Churches per 4 seats in main auditorium</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Sanitary landfill or other qualified disposal plant per 3 employees</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> </tbody> </table> <p>All remaining permitted uses and conditional uses if permitted are subject to the Planning Commission. Consideration shall be given to recommendation of administrative official.</p>	land use	parking spaces	loading spaces	Dwelling unit	2	0	Home Occupation	+1	0	Churches per 4 seats in main auditorium	1	0	Sanitary landfill or other qualified disposal plant per 3 employees	1	0
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F-P

Schedule of District Regulations

Land Use District Statement of Intent

Permitted

Principal Uses and Structures

Accessory Uses and Structures

F-P Flood Plain District

It is the intent of this district to delineate reasonable high water marks within the jurisdiction of this ordinance. For reasons of health, safety and the general welfare, it is in the public interest to permit only limited types of uses within these areas which are subject to flooding and require emergency services. A factor recognized in determining reasonable high water marks is that as urban land use increases, storm water runoff will also tend to increase, consequently taxing the water carrying capacity of certain low lying areas within the jurisdiction of this ordinance. The development of roads, streets, highways, water and sewer lines are discouraged in this district, as such improvements would tend to encourage further developments.

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

(1) Building and enclosed pens for livestock, fowl and animals shall not be closer than 200' from any adjoining district.

(2) Principal, accessory buildings and operations shall not be closer than 500' from any adjoining parcel.

(3) See State Law.

Agriculture and Customary Agricultural buildings and structures (1)
Parks & Playgrounds
Airport or Heliport (3)
Stadium or Coliseum (2)
Horse or Auto race track (1)
Essential Services
One artificial lake of 3 acres or less.
Wireless communication facility placed on existing nonresidential structure as described within Section 21-500

Accessory uses and structures incidental to permitted uses and structures and on the same parcel.
One artificial lake of 3 acres or less.

<p align="center">Conditional Uses</p> <p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p align="center">Prohibited Uses</p>	<p align="center">Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>			
<p>Accessory uses of permitted principal uses in adjoining districts (such as parking lots, golf courses, etc.) and which are compatible with the statement of intent for this district.</p> <p>Freestanding wireless communication facility as described within Section 21-500.</p> <p>May be used to meet area requirements of adjoining districts if on the same parcel.</p> <p>Drive-In Theater</p> <p>More than one artificial lake of 3 acres or less.</p> <p>Artificial lake of 3 or more acres depending on recommendation of qualified agricultural engineer.</p> <p>If it can demonstrated to the City Council that such land is or may be adequately drained and that the water table elevation will permit successful utilization of the land, and if a hydraulic study is submitted from a qualified hydraulic engineer providing the proposed use will not impede the flow of water nor increase the flow velocity onto downstream properties, a permit may be granted for a use which is compatible, contiguous and subject to the regulations governing the adjoining district(s). Adequate drainage and necessary supporting structures shall be installed prior to the use & occupancy of the land.</p> <p>Mineral extractive operations outside corporate limits, including but not limited to: coal, oil, rock, gravel, sand and the related processing operations, storing and sale of such materials. (2)</p>	<p>Any use more appropriate to another zone or zones including, but not limit to:</p> <p>Residential Dwellings-farm or non-farm</p> <p>Commercial structures.</p> <p>Industrial Structures except mineral extractions</p> <p>Railroads</p> <p>Mobile Homes</p> <p>Travel Trailers</p> <p>Landfills</p> <p>Filling to raise the area above high water elevation</p> <p>Mineral extractive operations within corporate limits.</p> <p>Equipment Terminal, Truck Terminal, Truck Stop</p>	<p>MIN. LOT AREA: 4 acres, except for: parks and playgrounds, in which case 1 acre; Heliports, 2 acres.</p> <p>MIN. LOT WIDTH: 200'</p> <p>MIN. FRONT YARD DEPTH: 60'</p> <p>MIN. REAR YARD DEPTH: 60' MIN. SIDE YARD WIDTH: 30'</p> <p>MIN. FLOOR AREA: 1000 Sq. Ft.</p> <p>MAX. HEIGHT: 40'</p> <p>MAX. STORIES: 3</p> <p>MAX. FLOOR AREA RATIO: N/A</p> <p><u>Minimum off-street parking & loading</u></p> <table border="1" data-bbox="943 1081 1356 1144"> <tr> <td>land use</td> <td>parking spaces</td> <td>loading spaces</td> </tr> </table> <p>Permitted uses and conditional uses if permitted are subject to the Planning Commission. Consideration shall be given to recommendation of administrative official.</p>	land use	parking spaces	loading spaces
land use	parking spaces	loading spaces			

R-1

Schedule of District Regulations

Land Use District Statement of Intent

Permitted

Principal Uses and Structures

Accessory Uses and Structures

R-1 LOW DENSITY RESIDENTIAL

It is the intent of this district to provide land within and in some cases adjacent to the corporate limits of the community for single family residential purposes. Persons residing in this district prefer and are entitled to maximum protection from the encroachment of other types of uses which are not appropriate to residential areas. Other reasons for the establishment of this district are: to maintain a quiet atmosphere within the district; to discourage incompatible uses within the district. Care has been taken and shall be taken in the delineation and expansion of this district to assure that adequate public water is available and that individual sewage disposal systems will not be required.

Maximum density: 4.0 D.U. per gross acre.

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

All outdoor areas of a Day Care Center or Day Care Home where any child may reasonably be expected to be present shall be enclosed by a four foot chain link or 6-foot privacy fence approved by the Building Inspector unless waived by City Council.

Single family residential units

Parks, public schools and recreation buildings; libraries and public buildings.

Small Community Residence, provided that the lot line of such property is located not less than 300' from another Small Community Residence and that prior to occupancy a Certificate of Zoning Compliance is applied for and received.

Wireless Communication Facility placed on existing nonresidential structure as described within Section 21-500.

Accessory uses and structures customarily incidental to permitted principal uses and on the same parcel.

R-1

<p style="text-align: center;">Conditional Uses</p> <p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p style="text-align: center;">Prohibited Uses</p>	<p style="text-align: center;">Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>			
<p>Planned unit developments with minimum tracts of 10 acres provided that any such planned unit development shall be compatible to the Comprehensive Plan especially the Thoroughfare Plan for the City. Provided further, if the proposed development is only for a portion of contiguous landholdings of the applicant, then a plan showing anticipated uses, densities and circulation (traffic or thoroughfare) patterns for the entire property shall be submitted with the application. Planned unit developments shall meet performance standards of Section 21-201 of this ordinance.</p> <p>Parking lots when abutting a permitted use in the commercial or manufacturing zones, when incidental to such permitted uses.</p> <p>Public Utility Facilities.</p> <p>Churches or private schools and subordinate uses related thereto.</p> <p>Day Care Center or Day Care Home.</p> <p>Fire Stations</p> <p>Kennel</p> <p>Historical Museum Park</p> <p>Small Community Residence whose lot line is located less than 300 feet from the lot line of another Small Community Residence, provided that the Planning Commission for the City finds that the cumulative effect of such use would not alter the residential character of the neighborhood, would not create an institutional setting, and its operation would not create an adverse effect upon surrounding properties, and that prior to occupancy, a Certificate of Zoning Compliance is applied for and received.</p> <p>Bed and Breakfast Establishment</p>	<p>Any use more appropriate to another zone or zones including, but not limit to:</p> <p>Mobile Homes (except nonresidential church uses where permitted by conditional use approval).</p> <p>Commercial uses</p> <p>Industrial uses</p> <p>Mineral Extractive Operation</p> <p>Abandoned Automobile</p> <p>Automobile Wrecking</p> <p>Truck or Equipment Terminal, Truck Stop</p> <p>Sign Off-Site</p>	<p>MIN. LOT AREA: 10,000 Sq. Ft.</p> <p>MIN. LOT WIDTH: 70'</p> <p>MIN. FRONT YARD: 25'</p> <p>MIN. SIDE YARD: 10% of lot width on each side but shall not be less than 8' and need not be more than 15'.</p> <p>MIN. REAR YARD: 25'</p> <p>MIN. FLOOR AREA: 1,200 Sq. Ft. exclusive of garage.</p> <p>MAX. HEIGHT: 30' MAX. STORIES: 2</p> <p>MAX. FLOOR AREA RATIO: N/A</p> <p><u>Minimum off-street parking & loading</u></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Land parking use</td> <td style="width: 30%;">parking spaces</td> <td style="width: 30%;">loading spaces</td> </tr> </table> <p>Residential dwellings on neighborhood streets 2</p> <p>If lots face on a collector or arterial street 4</p> <p>Fire station per two employees on maximum shift 1</p> <p>Schools, per four seats in main auditorium. 1 0</p> <p>All employees and visitors for a Historical Museum Park shall have off-street parking.</p> <p>All remaining permitted uses and conditional uses if permitted are subject to the Planning Commission. Consideration shall be given to recommendation of administrative official.</p>	Land parking use	parking spaces	loading spaces
Land parking use	parking spaces	loading spaces			

R-2

Schedule of District Regulations

Land Use District Statement of Intent	Permitted	
	Principal Uses and Structures	Accessory Uses and Structures
<p>R-2 MEDIUM DENSITY RESIDENTIAL</p> <p>It is the intent of this district to provide land within and in some cases adjacent to the corporate limits of the community for single and two family residential purposes. Persons and families residing in this district are entitled to protection from the encroachment of other types of uses which are not appropriate to medium density residential area: In relation to R-1 Districts (low density residential), R-2 Districts provide for higher traffic flow; maintain a relatively quiet atmosphere; discourage incompatible uses; provide less but adequate open space. Care has been taken and shall be taken in the delineation and expansion of this district to assure that adequate public water is available and that individual sewage disposal systems will not be required.</p> <p>Maximum density: 6.5 D.U. per gross acre.</p> <p>NOTES</p> <p>For Sign Regulations see Section 21-126 of this Ordinance</p> <p>All outdoor areas of a Day Care Center or Day Care Home where any child may reasonably be expected to be present shall be enclosed by a four foot chain link or 6-foot privacy fence approved by the Building Inspector unless waived by City Council.</p>	<p>Dwellings, single family</p> <p>Parks, public schools and recreation buildings; libraries and public buildings.</p> <p>Small Community Residence, provided that the lot line of such property is located not less than 300' from another Small Community Residence and that prior to occupancy a Certificate of Zoning Compliance is applied for and received.</p> <p>Wireless Communication Facility placed on an existing nonresidential structure as described within Section 21-500.</p>	<p>Accessory uses and structures customarily incidental to permitted principal uses and on the same parcel.</p>

Conditional Uses	Prohibited Uses	Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)																					
<p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p> <p>Dwellings: Two-family</p> <p>Planned unit developments with minimum tracts of 10 acres provided that any such planned unit development shall be compatible to the Comprehensive Plan especially the Thoroughfare Plan for the City. Provided further, if the proposed development is only for a portion of contiguous landholdings of the applicant, then a plan showing anticipated uses, densities and circulation (traffic or thoroughfare) patterns for the entire property shall be submitted with the application. Planned unit developments shall meet performance standards of Section 21-201 of this ordinance.</p> <p>Parking lots when abutting a permitted use in the commercial or manufacturing zones, when incidental to such permitted uses.</p> <p>Public Utility Facilities.</p> <p>Churches or private schools and subordinate uses related thereto.</p> <p>Day Care Center or Day Care Home.</p> <p>Fire Stations</p> <p>Hospital or Nursing Home</p> <p>Funeral Homes</p> <p>Public Libraries</p> <p>Kennel</p> <p>Historical Museum Park</p> <p>Small Community Residence whose lot line is located less than 300 feet from the lot line of another Small Community Residence, provided that the Planning Commission for the City finds that the cumulative effect of such use would not alter the residential character of the neighborhood, would not create an institutional setting, and its operation would not create an adverse effect upon surrounding properties, and that prior to occupancy, a Certificate of Zoning Compliance is applied for and received. (continued on next page)</p>	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Mobile Homes</p> <p>Commercial uses</p> <p>Industrial uses</p> <p>Mineral Extractive Operation</p> <p>Abandoned Automobile</p> <p>Automobile Wrecking</p> <p>Truck or Equipment Terminal, Truck Stop</p>	<p>MIN. LOT AREA: 5,000 sq. ft. per single family dwelling unit and boarding houses; 3,300 sq. ft. per DU in 2-family structures; 7,000 sq. ft. for uses other than residential.</p> <p>MIN. LOT WIDTH: 50'</p> <p>MIN. FRONT YARD: 15' or the average front yard of parcels where structures exist in the same block, on the same side of the street at the time a building permit is issued.</p> <p>MIN. REAR YARD: 15'</p> <p>MIN. SIDE YARD: 10% of lot width on each side but shall not be less than 8' and need not be more than 15'.</p> <p>MIN. FLOOR AREA: Residential per dwelling unit exclusive of garages: 1 & 2 Family - 800 each. Nonresidential: 1,000 sq. ft.</p> <p>MAX. HEIGHT: 35' MAX. STORIES: 3 MAX. FLOOR AREA RATIO: N/A</p> <table border="1" data-bbox="943 1115 1442 1644"> <thead> <tr> <th colspan="3"><u>Minimum off-street parking & loading</u></th> </tr> <tr> <th><u>land use</u></th> <th><u>parking spaces</u></th> <th><u>loading spaces</u></th> </tr> </thead> <tbody> <tr> <td>Each dwelling unit of 900 sq. ft. or more</td> <td></td> <td>2</td> </tr> <tr> <td>Each dwelling unit under 900 sq. ft.</td> <td></td> <td>1.5</td> </tr> <tr> <td>Fire station per 2 employees on working shift</td> <td></td> <td>1.5</td> </tr> <tr> <td>Libraries per 2 employees plus 1 per 6 reading or studying chairs</td> <td></td> <td>1</td> </tr> <tr> <td>Schools, per 4 seats in main auditorium.</td> <td>1</td> <td>0</td> </tr> </tbody> </table> <p>All employees and visitors for an Historical Museum Park shall have off-street parking.</p> <p>All remaining permitted uses and conditional uses if permitted are subject to the Planning Commission. Consideration shall be given to recommendation of administrative official.</p>	<u>Minimum off-street parking & loading</u>			<u>land use</u>	<u>parking spaces</u>	<u>loading spaces</u>	Each dwelling unit of 900 sq. ft. or more		2	Each dwelling unit under 900 sq. ft.		1.5	Fire station per 2 employees on working shift		1.5	Libraries per 2 employees plus 1 per 6 reading or studying chairs		1	Schools, per 4 seats in main auditorium.	1	0
<u>Minimum off-street parking & loading</u>																							
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<p align="center">Conditional Uses</p> <p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p align="center">Prohibited Uses</p>	<p align="center">Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>
<p>Large Community Residence, provided that the lot line of such residence shall be located not less than 300 feet from the lot line of a Small or Large Community Residence. The spacing requirement may be varied (lessened) but such variance shall require a finding by the Planning Commission that the cumulative effect of such uses would not alter the residential character of the neighborhood, would not create an institutional setting, and, by its operation, would not create an adverse effect upon surrounding properties; and further provided that prior to admitting residents the operator of such residence shall demonstrate that the dwelling will comply with all applicable licensing standards, and that prior to occupancy, a Certificate of Zoning Compliance is applied for and received.</p> <p>Adult Day Care</p> <p>Bed and Breakfast Establishment</p>		

R-M2

Schedule of District Regulations

Land Use District Statement of Intent

Permitted

Principal Uses and Structures

Accessory Uses and Structures

R-M2 MEDIUM DENSITY RESIDENTIAL & MOBILE HOME DISTRICT

It is the intent of this district to provide land within and in some cases adjacent to the corporate limits of the community for single and two family residential purposes. Persons and families residing in this district are entitled to protection from the encroachment of other types of uses which are not appropriate to medium density residential area: In relation to R-1 Districts (low density residential), R-M2 Districts provide for higher traffic flow; maintain a relatively quiet atmosphere; discourage incompatible uses; provide less but adequate open space. Care has been taken and shall be taken in the delineation and expansion of this district to assure that adequate public water is available and that individual sewage disposal systems will not be required
Maximum density: 6.5 D.U. per gross acre.

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

All outdoor areas of a Day Care Center or Day Care Home where any child may reasonably be expected to be present shall be enclosed by a four foot chain link or 6-foot privacy fence approved by the Building Inspector unless waived by City Council.

Dwellings: Single Family; Two Family

Parks, public schools and recreation buildings; libraries and public buildings.

Small Community Residence, provided that the lot line of such property is located not less than 300' from another Small Community Residence and that prior to occupancy a Certificate of Zoning Compliance is applied for and received.

Wireless Communication Facility placed on an existing nonresidential structure as described within Section 21-500.

Mobile Homes

Accessory uses and structures customarily incidental to permitted principal uses and on the same parcel.

R-M2

Conditional Uses	Prohibited Uses				
<p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p> <p>Planned unit developments with minimum tracts of 10 acres provided that any such planned unit development shall be compatible to the Comprehensive Plan especially the Thoroughfare Plan for the City. Provided further, if the proposed development is only for a portion of contiguous landholdings of the applicant, then a plan showing anticipated uses, densities and circulation (traffic or thoroughfare) patterns for the entire property shall be submitted with the application. Planned unit developments shall meet performance standards of Section 21-201 of this ordinance.</p> <p>Parking lots when abutting a permitted use in the commercial or manufacturing zones, when incidental to such permitted uses.</p> <p>Public Utility Facilities.</p> <p>Churches or private schools and subordinate uses related thereto.</p> <p>Day Care Center or Day Care Home.</p> <p>Fire Stations</p> <p>Hospital or Nursing Home</p> <p>Funeral Homes</p> <p>Public Libraries</p> <p>Kennel</p> <p>Historical Museum Park</p> <p>Small Community Residence whose lot line is located less than 300 feet from the lot line of another Small Community Residence, provided that the Planning Commission for the City finds that the cumulative effect of such use would not alter the residential character of the neighborhood, would not create an institutional setting, and its operation would not create an adverse effect upon surrounding properties, and that prior to occupancy, a Certificate of Zoning Compliance is applied for and received.</p> <p>(continued on next page)</p>	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Commercial uses Industrial uses</p> <p>Mineral Extractive Operation</p> <p>Abandoned Automobile</p> <p>Automobile Wrecking</p> <p>Truck or Equipment Terminal, Truck Stop</p>	<p>Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p> <p>MIN. LOT AREA: 5,000 sq. ft. per single family dwelling unit and boarding houses; 3,300 sq. ft. per DU in 2-family structures; 7,000 sq. ft. for uses other than residential.</p> <p>MIN. LOT WIDTH: 50'</p> <p>MIN. FRONT YARD: 15' or the average front yard of parcels where structures exist in the same block, on the same side of the street at the time a building permit is issued.</p> <p>MIN. REAR YARD: 15'</p> <p>MIN. SIDE YARD: 10% of lot width on each side but shall not be less than 8' and need not be more than 15'.</p> <p>MIN. FLOOR AREA: Residential per dwelling unit exclusive of garages: 1 & 2 Family - 800 each. Nonresidential: 1,000 sq. ft.</p> <p>MAX. HEIGHT: 35' MAX. STORIES: 3</p> <p>MAX. FLOOR AREA RATIO: N/A</p> <p><u>Minimum off-street parking & loading</u></p> <table border="0"> <tr> <td>land use</td> <td>parking spaces</td> <td>loading spaces</td> </tr> </table> <p>Each dwelling unit of 900 sq. ft. or more 2</p> <p>Each dwelling unit under 900 sq. ft. 1.5</p> <p>Fire station per 2 employees on working shift 1.5</p> <p>Libraries per 2 employees plus 1</p> <p>1 per 6 reading or studying chairs</p> <p>Schools, per 4 seats in main auditorium. 1 0</p> <p>All employees and visitors for an Historical Museum Park shall have off-street parking.</p> <p>All remaining permitted uses and conditional uses if permitted are subject to the Planning Commission. Consideration shall be given to recommendation of administrative official.</p>	land use	parking spaces	loading spaces
land use	parking spaces	loading spaces			

Conditional Uses – continued

Large Community Residence, provided that the lot line of such residence shall be located not less than 300 feet from the lot line of a Small or Large Community Residence. The spacing requirement may be varied (lessened) but such variance shall require a finding by the Planning Commission that the cumulative effect of such uses would not alter the residential character of the neighborhood, would not create an institutional setting, and, by its operation, would not create an adverse effect upon surrounding properties; and further provided that prior to admitting residents the operator of such residence shall demonstrate that the dwelling will comply with all applicable licensing standards, and that prior to occupancy, a Certificate of Zoning Compliance is applied for and received.

Adult Day Care

Bed and Breakfast Establishment

R-3
Land Use District
Statement of Intent

Schedule of District Regulations

Permitted

Principal Uses and Structures

Accessory Uses and Structures

R-3 HIGH DENSITY RESIDENTIAL

This district is created to allow the most intensive residential development in the community, but also to provide for adequate off-street parking and open space. To permit a larger variety of uses which are not inconsistent with the aims of this district which shall be dominantly residential in character. Adequate public water and sewer are available to meet the needs of this high density residential area, and shall be available in any additional area proposed for this district.

Maximum density: 40 D.U. per gross acre.

Multifamily dwelling units.

Public Libraries

Parks and playgrounds

Essential services

Boarding Houses

Business & Professional Offices

Small Community Residence, provided that the lot line of such property is located not less than 300' from another Small Community Residence and that prior to occupancy a Certificate of Zoning Compliance is applied for and received.

Large Community Residence, provided that the lot line of such residence shall be located not less than 300 feet from the lot line of a Small or Large Community Residence; and further provided that prior to admitting residents, the operator of such residence shall demonstrate that the dwelling will comply with all applicable licensing standards, and that prior to occupancy a Certificate of Zoning Compliance is applied for and received.

Wireless Communication Facility placed on an existing nonresidential structure as described within Section 21-500.

Accessory uses and structures customarily incidental to permitted principal uses and on the same parcel.

Residential garages

Living quarters of persons employed on the premises.

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

All outdoor areas of a Day Care Center or Day Care Home where any child may reasonably be expected to be present shall be enclosed by a four foot chain link or 6-foot privacy fence approved by the Building Inspector unless waived by City Council.

<p>Conditional Uses</p> <p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p>Prohibited Uses</p>	<p>Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>																																	
<p>Churches or private schools and subordinate uses related thereto.</p> <p>Day care center or day care home. Fire Stations</p> <p>Hospital or Nursing Home</p> <p>Parking areas for uses in adjoining less restricted district(s).</p> <p>Planned unit developments with minimum tracts of 2 acres in accordance with the provisions for planned unit developments in Section 21-202.</p> <p>Private Clubs & Lodges</p> <p>Dining or drinking facilities in clubs or lodges restricted to members and/or bonafide guests of members, and not operated as a public facility.</p> <p>Funeral Homes</p> <p>Town house development of 5 or more units.</p> <p>Condominium</p> <p>Kennel</p> <p>Small Community Residence whose lot line is located less than 300 feet from the lot line of another Small Community Residence, provided that the Planning Commission for the City finds that the cumulative effect of such use would not alter the residential character of the neighborhood, would not create an institutional setting, and its operation would not create an adverse effect upon surrounding properties, and that prior to occupancy, a Certificate of Zoning Compliance is applied for and received.</p> <p>Large Community Residence, provided that the lot line of such residence shall be located not less than 300 feet from the lot line of another Large Community Residence provided that the Planning Commission finds that the cumulative effect of such uses would not alter the residential character of the neighborhood, would not create an institutional setting, and, by its operation, would not create an adverse effect upon surrounding properties, and that prior to occupancy a Certificate of Zoning Compliance is applied for and received.</p> <p>Adult Day Care</p> <p>Residential Facility for Homeless Persons</p> <p>Bed and Breakfast Establishment</p>	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Single Family Dwelling Units except town houses.</p> <p>Open Storage of Construction Equipment</p> <p>Mobile Homes</p> <p>Industrial Uses</p> <p>Commercial Uses</p> <p>Mineral Extractive Operation</p> <p>Abandoned Automobile</p> <p>Automobile Wrecking</p> <p>Truck or Equipment Terminal, Truck Stop</p>	<p>MIN. LOT AREA: If parking is not within structure Effic. - 800 sq. ft. lot area per DU 1 Bedrm - 1100 sq. ft. lot area per DU 2 Bedrm - 1300 sq. ft. lot area per DU 3 Bedrm - 1600 sq. ft. lot area per DU If parking is within structure: Effic. - 750 sq. ft. lot area per DU 1 Bedrm - 1000 sq. ft. lot area per DU 2 Bedrm - 1150 sq. ft. lot area per DU 3 Bedrm - 1400 sq. ft. lot area per DU Nonresidential: 4000 sq. ft.</p> <p>MIN. LOT WIDTH: 50'- 25' for townhouse</p> <p>MIN. FRONT YARD: 15'</p> <p>MIN. REAR YARD: 15'</p> <p>MIN. SIDE YARD: 10'+ 2' for each story over 3.</p> <p>MIN. FLOOR AREA: Residential per dwelling unit exclusive of garages: 2 Family - 800 each; 3 or more family - 600 each; nonresidential - 800</p> <p>MAX. HEIGHT: 200'</p> <p>MAX. STORIES: 20, providing any structure over 3 stories shall have an integral passenger elevator.</p> <p>MAX F.A.R. per story: .75 for 1; 1.20 for 2; 1.60 for 3; 2.00 for 4; 2.40 for 5; 2.80 for 6; 3.20 for 7; 3.60 for 8; 4.00 for 9; 4.40 for 10; 4.80 for 11; 5.20 for 12 & up. <u>Minimum off-street parking & loading</u></p> <table border="1" data-bbox="899 1157 1471 1184"> <thead> <tr> <th>Land use</th> <th>Parking spaces</th> <th>Loading spaces</th> </tr> </thead> <tbody> <tr> <td>Each dwelling unit of 900 sq. f.t. or more</td> <td>2</td> <td></td> </tr> <tr> <td>Each dwelling unit under 900 sq. ft.</td> <td>1.5</td> <td></td> </tr> <tr> <td>Boarding House. Plus 1 per each lodging room or fraction thereof</td> <td>2</td> <td></td> </tr> <tr> <td>Fire station per 2 employees on working shift</td> <td>1</td> <td></td> </tr> <tr> <td>Kindergarten or Day Nursery per 5 students</td> <td>1</td> <td>0</td> </tr> <tr> <td>Hospital or Nursing Home /beds</td> <td>1</td> <td>1-up to 200 beds</td> </tr> <tr> <td>3-over 500 beds</td> <td>2-200-500</td> <td>beds</td> </tr> <tr> <td>Churches, Schools, Funeral Homes per 4 seats in main auditorium</td> <td>1</td> <td>0</td> </tr> <tr> <td>Libraries per 2 employees plus 1 per six reading or studying chairs</td> <td>1</td> <td>0</td> </tr> <tr> <td>Private Clubs or Lodges</td> <td colspan="2">Subject to Planning Commission Approval</td> </tr> </tbody> </table>	Land use	Parking spaces	Loading spaces	Each dwelling unit of 900 sq. f.t. or more	2		Each dwelling unit under 900 sq. ft.	1.5		Boarding House. Plus 1 per each lodging room or fraction thereof	2		Fire station per 2 employees on working shift	1		Kindergarten or Day Nursery per 5 students	1	0	Hospital or Nursing Home /beds	1	1-up to 200 beds	3-over 500 beds	2-200-500	beds	Churches, Schools, Funeral Homes per 4 seats in main auditorium	1	0	Libraries per 2 employees plus 1 per six reading or studying chairs	1	0	Private Clubs or Lodges	Subject to Planning Commission Approval	
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**R-M H
Land Use District
Statement of Intent**

Schedule of District Regulations

	Permitted	
	Principal Uses and Structures	Accessory Uses and Structures
<p>R-MH PLANNED MANUFACTURED-MOBILE HOME</p> <p>This district is created to preserve and enhance property values in the community by providing designated, distinctive areas in which manufactured homes and mobile homes (which terms are synonymous) may be situated for residential dwelling purposes. It is the intent that this district be a desirable permanent area providing adequate open space, and essentially the same considerations given to residents of R-1 & R-2 Districts. Any land so designated must necessarily be through the rezoning process, and thus will require amendment to the Zoning Ordinance Zoning District Map (1).</p> <p>Maximum density: 12.0 D.U. per gross acre.</p> <p>NOTES _____</p> <p>For Sign Regulations see Section 21-126 of this Ordinance</p> <p>(1) All R-MH Districts shall comply with the performance standards indicated in Section 21-203 of this ordinance.</p>	<p>Manufactured/Mobile Home dwellings</p> <p>Laundromats - including facilities for coin operated dry cleaning machines.</p> <p>Parks and Playgrounds</p> <p>Essential Services</p> <p>Wireless Communication Facility placed on an existing nonresidential structure as described within Section 21-500.</p>	<p>Only those accessory uses and structures customarily incidental to principal uses and structures.</p>

R-M H

Conditional Uses After notice & appropriate safeguards, the City Council may permit as Conditional Uses:	Prohibited Uses	Minimum lot area Minimum yards (all buildings)Minimum floor area (principal buildings)Maximum height (all buildings)Maximum floor area ratio (all buildings)									
None	Any use more appropriate to another zone or zones including, but not limited to: Agriculture, conventional dwelling units, industrial uses, mobile homes not having access to public water and sanitary sewers. Commercial uses unless part of a planned development. Abandoned Automobile Automobile Wrecking Kennel Truck or Equipment Terminal, Truck Stop Mineral Extractive Operations	MIN. LOT AREA: 1 acre MIN. LOT WIDTH: 100' MIN. FRONT YD. DEPTH:) MIN. REAR YD. DEPTH:) Refer To MIN. SIDE YD. WIDTH:) Performance Standards MIN. FLOOR AREA: 800 Sq. Ft. MAX. HEIGHT: 20' MAX. STORIES: 1 MAX. FLOOR AREA RATIO: N/A <hr style="width: 20%; margin-left: 0;"/> <u>Minimum off-street parking & loading</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Land Use</th> <th style="text-align: center; border-bottom: 1px solid black;">Parking Spaces</th> <th style="text-align: center; border-bottom: 1px solid black;">Loading Spaces</th> </tr> </thead> <tbody> <tr> <td>Per mobile home</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Per total all washing machines & dry cleaning machines divided by 3</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> </tbody> </table>	Land Use	Parking Spaces	Loading Spaces	Per mobile home	2	0	Per total all washing machines & dry cleaning machines divided by 3	1	0
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B-1**Schedule of District Regulations****Land Use District
Statement of Intent****Permitted**

Principal Uses and Structures Accessory Uses and Structures

B-1 PRIMARY BUSINESS DISTRICT

This district is the location of the most valuable land in the community, and in its establishment the aims are to protect this community created value by: restricting uses to primarily pedestrian oriented traffic; discouraging uses requiring large areas of land in proportion to pedestrian traffic generated; encouraging intense land development. Uses in this district should be: predominantly retail; public or private offices; appropriate types of personal and business services. Residential uses are discouraged in this district except for hotels.

Off-street parking in this district except in conditional uses is encouraged through the development of private and/or public parking facilities which are consolidated and/or of adequate size and lend themselves to better traffic control and more efficient use of land.

The provisions for off-street loading facilities are intended to avoid congestion in the streets which would otherwise hamper the normal flow of traffic resulting from trucks and delivery vehicles double parking. Consequently, off-street loading requirements are encouraged but not required in this district when access to public alley exists.

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

All outdoor areas of a Day Care Center or Day Care Home where any child may reasonably be expected to be present shall be enclosed by a four foot chain link or 6-foot privacy fence approved by the Building Inspector unless waived by City Council.

The following service establishments or offices wherein or whereat incidental but subordinate sale of merchandise may or may not be available.

Accountants
Advertising Agencies
Appliance Repair
Amusement Centers except Bowling Alleys
Attorneys
Architects
Art Galleries
Auto Parking Lots or Structures
Banks, except Drive-In Facilities
Barber
Beauty Shops
Blueprinting & Photocopying
Business & Professional Offices
Catering
Chambers of Commerce
Clothes Cleaning Agency
Clubs or Lodges, Private
Credit Bureaus & Collections
Currency Exchanges
Custom Tailor & Dressmaking
Dentist, Orthodontists, etc.
Detectives
Employment Agencies
Engineering Offices, but not outside storage of equipment
Essential Services
Funeral Homes
Fire Station
General Loan
Governmental Offices
Insurance Agencies
Insurance Company Offices
Interior Decorator
Janitorial Services
Jewelry Repair
Labor Unions & Halls
Laundry Agencies
Libraries
Locksmiths
Motion Picture Theaters
Museums
Newspaper Offices but not newspaper plants
Offices, Business & Professional
Pawn Brokers
Physicians, Chiropractor, Osteopaths
etc. but not Veterinarians
Photographer
Planners, but not outside storage of equipment
Police Station
Pool hall
Post Office
Radio Studios
Savings & Loan Association
Secretarial
Security & Commodity Brokers & Dealers Small Loan
Title Abstract Offices

Only sale of gas & oil at retail in conjunction with and subsidiary to a parking garage or parking lot.

Offices in conjunction with and subsidiary to principal use.

Warehousing or storage in conjunction with and subsidiary to principal use.

Off-street parking and loading

B-1
Land Use District
Statement of Intent

Schedule of District Regulations

		Permitted	
		Principal Uses and Structures	Accessory Uses and Structures
B-1 PRIMARY BUSINESS DISTRICT	<p>continued</p> <p>Travel Agencies</p> <p>Upholstery Shop</p> <p>Utility Company Offices, but not outside storage of equipment</p> <p>Wireless Communication Facility placed on existing nonresidential structure as described within Section 21-500</p> <p>Stores or shops offering the following merchandise primarily at retail & wherein or whereat incidental but subordinate related services may or may not be available:</p> <p>Candy, but not manufacturing operations</p> <p>Catering</p> <p>Confectionery</p> <p>Delicatessen or Food, but not grocery or supermarket</p> <p>Department</p> <p>Drapery</p> <p>Drug</p> <p>Dry Goods</p> <p>Florist</p> <p>Furniture</p> <p>Gifts</p> <p>Hardware</p> <p>Ice Cream, Ice Milk-walk-in or walk-up but not drive-in</p> <p>Jewelry</p> <p>Liquor</p> <p>Locksmith</p> <p>Mail Order</p> <p>Milliner</p> <p>Music</p> <p>Notions</p> <p>Office Supply</p> <p>Optical Merchandise</p> <p>Pawn Brokers</p> <p>Periodicals</p> <p>Pharmacy</p> <p>Ready to wear, Men's Women's, Children, Infants</p> <p>Restaurants, but not drive-in</p> <p>Shoes</p> <p>Sporting Goods</p> <p>Stationery</p> <p>Tavern</p> <p>Trading Stamp Redemption</p> <p>Tobacco, News</p> <p>Toys</p> <p>Variety or Dime</p> <p>The administrative official shall have authority to determine other uses, in addition to those specifically listed herein, when in his judgment such other uses are similar to and no more objectionable to the public welfare than those listed.</p>		

B-1

<p style="text-align: center;">Conditional Uses</p> <p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p style="text-align: center;">Prohibited Uses</p>	<p>Minimum lot area Minimum yards (all buildings)Minimum floor area (principal buildings)Maximum height (all buildings)Maximum floor area ratio (all buildings)</p>
<p>The following manufacturing operations providing they are of a limited nature. In conjunction with a permitted use, and in harmony with other activities in this district.</p> <p>Bakery Manufacturing Candy Manufacturing Drapery Manufacturing Jewelry Manufacturing Clothes Cleaning Plant or Laundry</p> <p>The following uses providing the location, nature and extent of proposed operations are compatible with other uses in the district, and that any proposed development plan provides consideration for integration with the thoroughfare system of the neighborhood and community:</p> <p>Day Care Center Drive-In Banking Drive-In Restaurants Drive-In Operations not otherwise specified or prohibited Paint, Wallpaper-Glass Pet Shop Coin Operated Laundromat or Dry Cleaning Church or Temple Crematorium operated in conjunction with Funeral Home Meat, Poultry or Fish Market Post Office Clubs or Lodges (Private) Exterminating Services Hospitals Medical Clinics Auto Glass Stores Schools of any kind Hotels or Motels Newspaper Printing Plants Printers Rental Equipment Transportation Terminals (passenger) Bowling Alleys TV Studios Chemical Supplies Lumber Yards Automobile Sales & Service Kennel Adult Daycare Cannabis Dispensary</p>	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Truck Sales & Service Trailer, Mobile Homes Sales & Service Drive-Ins: Ice Cream or Ice Milk Auto Washing Agricultural Products except produce Manufacturing or industrial operations except those permitted Single Family Residential Structures Truck or Equipment Terminals, Truck Stop Warehouses Moving & Storage Operations Agricultural Equipment Stores Abandoned Automobile Automobile Wrecking Automobile Service Station Mineral Extractive Operations</p> <p style="text-align: center;">Conditional Uses-Continued</p> <p>One or more dwelling units above the main floor (i.e. street level) with each unit having a minimum total floor area per dwelling unit (which includes a studio or efficiency dwelling) of 600 square feet, plus an additional total floor space of 150 square feet per each bedroom and with each dwelling unit being in full compliance with all applicable local, state, and federal laws and codes.</p>	<p>MIN. LOT AREA: Not applicable</p> <p>MIN. FRONT, SIDE & REAR YARD: None except as required by the Planning Commission</p> <p>MIN. FLOOR AREA: N/A</p> <p>MAX. HEIGHT: As determined by F. A. R. MAX. STORIES: As determined by F. A. R. MAX. FLOOR AREA RATIO:</p> <p>Per Story: 1.0 for 1; 2.0 for 2; 3.0 for 3; 3.5 for 4; 4.0 for 5; 4.5 for 6; 5.0 for 7; 5.5 for 8; 6.0 for 9; 6.50 for 10; 7.0 for 11; 7.5 for 12 & up</p> <p><u>Minimum off-street parking & loading</u></p> <p><u>Parking:</u> Off-street parking shall not be required for any use except conditional uses permitted by City Council and shall be provided or not provided as determined by the City Council.</p> <p><u>Loading Spaces:</u> Any permitted principal use having access to a public alley shall not be required to provide off-street loading facilities. Off-street loading facilities for conditional uses if permitted by City Council and uses not having access to a public alley, shall be provided as determined by the City Council.</p>

B-2
Land Use District
Statement of Intent

Schedule of District Regulations

Permitted

Principal Uses and Structures

Accessory Uses and Structures

B-2 SECONDARY BUSINESS DISTRICT

This zone is created primarily as a result of the ever increasing space demands of the auto oriented shopper, and to provide space for continued growth of such commercial facilities adjacent to or near major thoroughfares.

The most important factor in this district to promote a more efficient land use and thoroughfare plan for the community is the provision of off-street parking and loading space. It is intended that all land uses (including accessory or supplemental uses) in this district provide an appropriate amount of off-street parking and loading facilities.

This zone discourages further strip type development which tends to hamper the flow of thoroughfare traffic.

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

All outdoor areas of a Day Care Center, or Day Care Home where any child may reasonably be expected to be present shall be enclosed by a four-foot chain-link or six-foot privacy fence approved by Building Inspector unless waived by City Council.

The following service establishments or offices wherein or whereat incidental but subordinate sale of merchandise may or may not be available.

- Appliance Repair
- Amusement Centers, indoor or outdoor
- Art Galleries
- Auto Parking Lots or Structures
- Auto & Truck servicing within buildings
- Auto Washing
- Banks Barber
- Beauty Shops
- Blueprinting & Photocopying
- Business & Professional Offices
- Bowling Alleys
- Catering
- Chambers of Commerce
- Church or Temple
- Clothes Cleaning Agency
- Clubs or Lodges, Private
- Coin-operated Laundromat
- Coin-operated Dry Cleaning
- Construction Company - but not outside storage of equipment
- Credit Bureaus & Collections
- Currency Exchanges
- Custom Tailor & Dressmaking
- Employment Agencies
- Essential Services
- Exterminators
- Automobile Service Station
- Fire Station
- Funeral Homes
- General Loan
- Governmental Offices
- Hotels & Motels
- Insurance Agencies
- Interior Decorator
- Janitorial Services
- Jewelry Repair
- Labor Unions & Halls
- Laundry Agencies
- Libraries
- Locksmiths
- Motion Picture Theaters
- Museums
- Newspaper Offices but not newspaper plants
- Pawn Brokers
- Photographer
- Police Station
- Poolhall
- Post Office
- Printers
- Radio Studios
- Rental Equipment
- Savings & Loan Association
- Secretarial
- Security & Commodity Brokers & Dealers
- Small Loan
- TV Studios
- Title Abstract Offices
- Transportation Terminals (passenger)

Only those accessory uses and structures customarily incidental to principal uses and structures.

B-2
Land Use District
Statement of Intent

Schedule of District Regulations

Permitted

	Principal Uses and Structures	Accessory Uses and Structures
<p>B-2 SECONDARY BUSINESS DISTRICT</p>	<p>continued</p> <p>Travel Agencies Upholstery Shop Utility Company Offices, but not outside storage of equipment Veterinarians Wireless Communication Facility placed on existing nonresidential structure as described within Section 21-500</p>	
<p><u>NOTES</u></p>	<p>Stores or shops offering the following merchandise primarily at retail & wherein or whereat incidental but subordinate related services may or may not be available.:</p> <p>Appliances Autoglass Auto Parks - Wholesale or retail Auto & Truck Sales Bakery Good's Books Camera Shop Candy Shop Catering Chemical Supplies Confectionery Dairy Products Delicatessen or Food Department Store Drapery Drug Dry Goods Farm & Garden Supplies, but not milling or grain storage operations nor sale of major agricultural implements Automobile Service Station Florist Food Furniture Gifts Grocery & Supermarkets Hardware Ice Cream-Ice Milk Liquor Locksmith Mail Order Meat, Poultry or Fish Milliner Music Notions Office Supply Optical Merchandise Paint, Wallpaper, Glass Pawn Brokers Periodicals Pet Shop Pharmacy Ready to wear-Men's, Women's, Children's, Infants' Restaurants Shoes Sporting Goods Stationery Tavern</p>	

B-2
Land Use District
Statement of Intent

Schedule of District Regulations

Permitted

	Principal Uses and Structures	Accessory Uses and Structures
<p>B-2 SECONDARY BUSINESS DISTRICT</p>	<p>continued</p> <p>Tire Dealers within buildings Trading Stamp Redemption Trailer or Mobile Homes Tobacco, News Toys Variety or Dime</p> <p>Other uses determined by administrative official. The administrative official shall have authority to determine other uses, in addition to those specifically listed herein, when in his judgment such other uses are similar to and no more objectionable to the public welfare than those listed.</p> <p>Ambulance services, except helicopter and air ambulance services.</p> <p>Non-residential sleeping quarters for ambulance services providing emergency medical first responder services, excluding helicopter and air ambulance service, when used solely in conjunction with and forming part of a premises of a provider of emergency medical first responder services. If the use is situated solely upon real estate owned by a governmental entity then the sleeping quarters may be situated within a mobile home (notwithstanding Section 19.4 of the Revised Code of Ordinances) if the following conditions are met:</p> <p>(1) Written variance must be obtained from the Zoning Board of Appeals permitting use of the mobile home, which variance shall be granted only if each and every condition set forth herein is met.</p> <p>(2) The mobile home shall be an accessory structure only;</p> <p>(3) The sleeping quarters must be the primary use within the mobile home, with any office use being secondary and with storage use being prohibited;</p> <p>(4) The variance permitting use of a mobile home shall immediately terminate upon any transfer of title to the real estate or to the mobile home or transfer of the assets of the emergency medical first responder service provider or cessation of business of same or cessation of use of the mobile home for sleeping quarters or expiration of any lease or agreement with the governmental entity, or upon any condition imposed herein not being satisfied;</p> <p>(5) The mobile home must be removed within 30-days of termination of the variance permitting placement of the mobile home.</p>	
<p><u>NOTES</u></p>		

B-2

<p>Conditional Uses After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p>Prohibited Uses</p>	<p>Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>																																							
<p>The following manufacturing operations providing they are of a limited nature, in conjunction with a permitted use, and in harmony with other activities in this district.</p> <p>Bakery Manufacturing Candy Manufacturing Drapery Manufacturing Jewelry Manufacturing Clothes Cleaning Plant or Laundry</p> <p>The following uses providing the location, nature and extent of proposed operations are compatible with other uses in the district, and that any proposed development plan provides consideration for integration with the thoroughfare system of the neighborhood and community.</p> <p>Day Care Center Kennel Crematorium operated in conjunction with Funeral Home Newspaper Printing Plants Lumber Yards Agricultural Implement Store Warehouses Moving & Storage operations conducted within a building Drive-In Theaters Winery Freestanding Wireless Communication as described in Section 21-500 Adult Daycare Cannabis Dispensary</p> <p>One dwelling unit used solely in conjunction with and forming part of a funeral home</p> <p>One on-premises dwelling unit used solely in conjunction with Moving & Storage operations conducted within a building for use only by the security employee of said business; provided the dwelling unit shall have a floor area of not less than 500 square feet and not more than 800 square feet, shall have not more than two bedrooms (sleeping rooms), and shall comply with all Housing, Building, and Safety Codes applicable to a residential dwelling.</p>	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Residential Dwelling Units Mobile Homes Travel Trailers Agriculture Industrial or Manufacture Operations except as permitted by the Planning Commission Abandoned Automobile Automobile Wrecking Mineral Extractive Operations</p> <p>Equipment Terminal, Truck Terminal, Truck Stop (except lawful non-conforming use existing on October 21, 2019, provided parking area or use shall not be increased.)</p>	<p>MIN. LOT AREA: 5,000 Sq. Ft. MIN. LOT WIDTH: 50' MIN. FRONT YARD DEPTH: 35' MIN. REAR YARD DEPTH: None MIN. SIDE YARD: If lot abuts public alley on rear, none required, otherwise one side yard shall be required a minimum of 20' to permit off-street parking. MIN. FLOOR AREA: N/A MAX. HEIGHT: 35' MAX. STORIES: 2 MAX. FLOOR AREA RATIO: .60</p> <p><u>Minimum off-street parking & loading.</u></p> <table border="1"> <thead> <tr> <th><u>Land use</u></th> <th><u>Parking spaces</u></th> <th><u>Loading spaces</u></th> </tr> </thead> <tbody> <tr> <td>Off-street parking shall be required as follows: Banks & other financial institutions & business or professional offices per 400 sq. ft. of gross Floor area</td> <td>1</td> <td></td> </tr> <tr> <td>Beauty Shops per hair dryer</td> <td>2</td> <td></td> </tr> <tr> <td>Barber Shops per chair</td> <td>2</td> <td></td> </tr> <tr> <td>Hotels per 3 guest sleeping rooms</td> <td>1</td> <td></td> </tr> <tr> <td>Motels per guest sleeping room</td> <td>1</td> <td></td> </tr> <tr> <td>Retail Stores, Supermarkets, Dept. Stores & Personal Service Shops per 300 sq. ft. of gross Floor area</td> <td>1</td> <td></td> </tr> <tr> <td>Laundromats: per 3 coin operated machines</td> <td>1</td> <td></td> </tr> <tr> <td>Automobile Service Station</td> <td>:1 per 2 employees on maximum shift</td> <td></td> </tr> <tr> <td>Bowling Alleys per lane</td> <td>3</td> <td></td> </tr> <tr> <td>Restaurants, night clubs, taverns, lounges</td> <td>- 1 space for each table or booth, or 3 seats at counter or bar</td> <td></td> </tr> <tr> <td>Furniture & Appliance Stores</td> <td>- 1 per 800 Sq. Ft. of gross area plus 1 per 2 employees</td> <td></td> </tr> <tr> <td>Theaters, auditoriums & places of assembly</td> <td>- 1 space for each 6 seats of designed capacity</td> <td></td> </tr> </tbody> </table> <p>All remaining uses unclassifiable herein shall be as reasonably determined by the Administrative Official & based upon number of employees anticipated and/or gross floor space, of which guides are indicated elsewhere in this ordinance.</p> <p>Any permitted principal use having access to public alley shall not be required to provide off street loading facilities, except that off-street loading facilities for conditional uses permitted by City Council & uses not having access to a public alley shall be provided or not provided as determined by the City Council.</p>	<u>Land use</u>	<u>Parking spaces</u>	<u>Loading spaces</u>	Off-street parking shall be required as follows: Banks & other financial institutions & business or professional offices per 400 sq. ft. of gross Floor area	1		Beauty Shops per hair dryer	2		Barber Shops per chair	2		Hotels per 3 guest sleeping rooms	1		Motels per guest sleeping room	1		Retail Stores, Supermarkets, Dept. Stores & Personal Service Shops per 300 sq. ft. of gross Floor area	1		Laundromats: per 3 coin operated machines	1		Automobile Service Station	:1 per 2 employees on maximum shift		Bowling Alleys per lane	3		Restaurants, night clubs, taverns, lounges	- 1 space for each table or booth, or 3 seats at counter or bar		Furniture & Appliance Stores	- 1 per 800 Sq. Ft. of gross area plus 1 per 2 employees		Theaters, auditoriums & places of assembly	- 1 space for each 6 seats of designed capacity	
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B-3

Land Use District Statement of Intent

Schedule of District Regulations

Permitted

Principal Uses and Structures

Accessory Uses and Structures

B-3 INTERCHANGE BUSINESS DISTRICT

This district is created to serve predominantly the needs of interregional vehicular traffic at interchanges on limited access arterial thoroughfares. The uses allowed in this district should be limited to the needs of the interregional traveler which are: food, service, fuel and lodging. The basic purpose of limiting the land uses in this district is to preserve and enhance the other business district(s) of the community (or nearby communities) by preventing the establishment of a shopping center which would compete with existing or proposed (and justified) shopping centers which cater or will cater to the needs of the community. The land for this district should be compact (not strip type). In any development plan, access points should be limited to minimize hazardous driving conditions.

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

- (1) All development plans for B-3 Districts shall be approved by the Administrative Official; such plans shall show:
- a. Access points to public ROW.
 - b. Building locations
 - c. Parking layout
 - d. Elevations of buildings
 - e. Detail drawings of all signs

Automobile Service Station

Auto or Truck Repair Shops

Restaurants

Hotels or Motels

Gift Shops

Offices

Funeral Homes

Combinations of above in planned development, provided that any such planned development shall be compatible to the Comprehensive Plan, especially the Transportation: Plan. If the proposed development is only for a portion of contiguous landholdings of the applicant, then a plan showing anticipated uses and circulation (traffic or thoroughfare) patterns shall be submitted with application for approval of any planned B-3 development. (1)

Other uses determined by administrative official. The administrative official shall have authority to determine other uses in addition to those specifically listed herein when in his judgement such other uses are similar to and no more objectionable to the public welfare than those listed.

Wireless Communication Facility placed on existing nonresidential structure as described within Section 21-500

Only those accessory uses and structures customarily incidental to principal uses and structures.

<p>Conditional Uses</p> <p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p>Prohibited Uses</p>	<p>Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>						
<p>Truck or Equipment Terminal, Truck Stop- see Notes (2019)</p> <p>Winery Freestanding wireless communication facility as described within Section 21-500.</p> <p>One dwelling unit used solely in conjunction with and forming part of a funeral home.</p> <p>Crematorium operated in conjunction with Funeral Home</p> <p>Cannabis Dispensary</p> <p>Notes (2019) re Equipment Terminal, Truck Terminal, Truck Stop: 1. Not more than two uses shall be permitted at each of the two I-57 interstate exchanges (Exit 94 and Exit 95) and at the one I-64 interstate exchange (Exit 80). Existing nonconforming uses shall be counted as a use. 2. The parcel on which the use is situated must have its closest boundary point to be within at least 1,000 feet of the centerline of the nearest I-57 or I-64 interstate highway exit ramp at its point of intersection with a state highway or with Veteran’s Memorial Drive. 3. The minimum distance between uses (which includes any existing non-conforming use) shall be 2000 feet measured along road frontage from the nearest entry or exit point of each use. 4. All entry or exit points for the parcel shall immediately abut and have access only upon a state highway, upon Veteran’s Memorial Drive, or upon a street that has been constructed and designated by the City for use by trucks up to 80,000-pounds; no other street or road shall provide access. 5. All access points shall have dedicated left-turn and/or right-turn lanes, either presently existing or constructed by the parcel owner/developer with permission of the City. 6. The use shall have only the number of spaces dedicated for truck parking as permitted by the Resolution Granting the Conditional Use and no truck parking shall be permitted or occur except within such dedicated spaces. 7. Lawful Equipment Terminals, Truck Terminals, or Truck Stops existing on date of adoption of these Notes shall be a nonconforming use and shall be subject to the provisions of Article 21 relating to nonconforming uses. 8. None of the foregoing provisions shall be subject to variance.</p>	<p>Storage of wrecked or inoperative vehicles.</p> <p>All uses other than permitted uses.</p> <p>Mineral extractive operations</p>	<p>MIN. LOT AREA: 15,000 Sq. Ft.</p> <p>MIN. LOT WIDTH: 100'</p> <p>MIN. FRONT YARD DEPTH: 60'</p> <p>MIN. REAR YARD DEPTH: 15'</p> <p>MIN. SIDE YARD WIDTH: 10'</p> <p>MIN. FLOOR AREA: N/A</p> <p>MAX. HEIGHT: 50'</p> <p>MAX. STORIES: 4</p> <p>MAX. FLOOR AREA RATIO: N/A</p> <hr/> <p><u>Minimum off-street parking & loading</u></p> <table border="0"> <tr> <td>land</td> <td>parking</td> <td>loading</td> </tr> <tr> <td>use</td> <td>spaces</td> <td>spaces</td> </tr> </table> <p><u>Parking Spaces:</u> Automobile Service Station: 1 per 2 employees on maximum shift.</p> <p>Auto or truck repair shop: 4 per repair bay, grease rack, wash rack, etc.</p> <p>Restaurants: 1 space per table or booth or 3 counter spaces.</p> <p>Hotels or Motels: 1 per guest sleeping room.</p> <p>Gift Shops: 1 per 200 Sq. Ft. of floor area.</p> <p><u>Loading Requirements:</u> 1 loading space at service entrance for hotels motels, restaurants & gift shops.</p>	land	parking	loading	use	spaces	spaces
land	parking	loading						
use	spaces	spaces						

<p align="center">Conditional Uses</p> <p>After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p align="center">Prohibited Uses</p>	<p align="center">Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>							
<p>The following manufacturing operations providing they are of a limited nature, in conjunction with a permitted use, and in harmony with other activities in this district.</p> <p>Bakery manufacturing Candy manufacturing Drapery manufacturing Jewelry manufacturing Clothes cleaning plant or laundry</p> <p>The following uses providing the location, nature and extent of proposed operations are compatible with other uses in the district, and that any proposed development plan provides consideration for integration with the thoroughfare system of the neighborhood and community.</p> <p>Newspaper printing plants Lumber yards Agricultural implement stores Warehouses Moving and storage operations conducted within a building Drive-In theaters Cannabis Dispensary</p>	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Residential dwelling units</p> <p>Mobile homes</p> <p>Travel trailers</p> <p>Agriculture</p> <p>Industrial or manufacturing operations except as permitted by Planning Commission</p> <p>Abandoned automobile</p> <p>Automobile wrecking</p> <p>Kennel</p> <p>Mineral extractive operations</p> <p>Equipment Terminal, Truck Terminal, Truck Stop</p>	<p>MIN. LOT AREA: Min. tract of 5 acres for entire development.</p> <p>MIN. LOT WIDTH: 300' for entire development. For individual uses as determined by the development plan.</p> <p>MIN. FRONT, REAR & SIDE YARDS: as determined by development plan.</p> <p>MIN. FLOOR AREA: 50,000 sq. ft. for entire development.</p> <p>MAX. HEIGHT: 30'</p> <p>MAX. STORIES: 3</p> <p>MAX. FLOOR AREA RATIO: N/A</p> <p>See note (1)</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td align="right" style="border-bottom: 1px solid black;"><u>Minimum</u></td> </tr> <tr> <td colspan="2"><u>off-street parking & loading</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">land use</td> <td align="center" style="border-bottom: 1px solid black;">parking spaces</td> <td align="right" style="border-bottom: 1px solid black;">loading spaces</td> </tr> </table> <p><u>Parking:</u></p> <p>A common parking lot (or lots) is (are) permitted but provisions for parking spaces per required use shall be governed by the requirements of the B-2 District.</p> <p><u>Loading:</u></p> <p>Off street loading facilities and space shall be provided as distinctly separate from parking lots and designed so as there will be a minimum or no conflict with parking lots.</p>		<u>Minimum</u>	<u>off-street parking & loading</u>		land use	parking spaces	loading spaces
	<u>Minimum</u>								
<u>off-street parking & loading</u>									
land use	parking spaces	loading spaces							

I-1

Schedule of District Regulations

**Land Use District
Statement of Intent**

Permitted

Principal Uses and Structures

Accessory Uses and Structures

I-1 LIGHT INDUSTRIAL DISTRICT

This district is established to provide space for certain types of industrial and/or manufacturing and/or warehousing or storage operations which are compatible to adjoining districts. Such uses generally require open storage of materials or goods either before, during or after the manufacturing process, but are of a low noise or nuisance level. Such uses shall be conducted entirely within an enclosed building of substantial construction. Land designated for this district should be located in relation to the thoroughfare network of the community as well as rail and air if required, and designated so as to not disrupt normal traffic flow. Because of increased technological developments, extensive lists of permitted and prohibited uses is impractical, therefore, to safeguard the public interests, performance standards are established herein as criteria for all permitted uses and as guidance for the Planning Commission in permitting any conditional uses. Planned Industrial Parks are encouraged in this district.

This district also provides space for sexually oriented business so as to minimize secondary effects of sexually oriented business on residential, business and other districts

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

- (1) See Performance Standards for I-1 District, excluding sexually oriented businesses

Principal and Accessory Uses and Structures are permitted if the performance standards for this district (1) are met and certified as being met by a registered professional engineer of the State of Illinois. Standards of the Illinois Environmental Protection Agency must also be met.

Accessory Uses and Structures may include a Truck or Equipment Terminal, but only with a Conditional Use Permit, as an accessory use customarily incidental to a permitted principal use on the same parcel.

Wireless Communication Facility placed on an existing nonresidential structure as described within Section 21-500.

Sexually Oriented Business shall be located as follows:

- (1) A. If situated within the corporate limits the sexually oriented business shall not be operated within 400 feet of
(a) a religious institution;
(b) a school;
(c) a public park
(d) the boundary of any residential district;
(e) any property actually occupied, devoted to or utilized for residential use, whether zoned residential or not.

- B. If situated outside the corporate limits the sexually oriented business shall not be operated within 500 feet of
(a) a religious institution;
(b) a school;
(c) a public park
(d) the boundary of any residential district;
(g) any property actually occupied, devoted to or utilized for residential use, whether zoned residential or not

(2) A sexually oriented business shall not be operated in the same building, structure or portion thereof containing another sexually oriented business or containing any premises licensed under Article 6 of the Revised Code of Ordinances or containing any business or premises licensed under Article 11, Section 11.14 of the Revised Code of Ordinances. In addition, a sexually oriented business shall not be operated within 800 feet of another sexually oriented business or within 800 feet of any business or premises licensed under Article 6 of the Revised Code of Ordinances or within 800 feet of any business or premises licensed under Article 11, Section 11.4 of the Revised Code of Ordinances. A sexually oriented business shall be operated only within a single structure situated upon the premises; two or more buildings connected by an enclosed walkway or hall shall constitute a single structure.

(3) Measurements shall be made in a straight line without regard to intervening structures or objects from the nearest portion of the building or structure used as part of the premises where a sexually oriented business is conducted to the nearest property line of the premises of a business or use described within (1) above.

(4) The distance between any two businesses described within subparagraph (2) shall be measured in a straight line without regard to intervening structures or objects from the closest exterior wall of the structure in which each business is located.

(5) The distance requirements and provisions of (1) and (2) above shall not be subject to variance.

(6) Notwithstanding any other provision of Article 21 of the Revised Code of Ordinances, a sexually oriented business lawfully established, lawfully located and lawfully operating on September 2, 2003 that is in violation of the foregoing shall be a non-conforming use and said non-conforming use will be permitted to continue at its existing location for a period of 1-year, unless sooner terminated for any reason or voluntarily discontinued for a period of 30-days or more.

Land Use District
Statement of Intent

Permitted

Principal Uses and Structures

Accessory Uses and Structures

(Continued)

Helicopter or air ambulance services as a principal use, although land ambulances are permitted as an accessory use to the principal use.

Non-residential sleeping quarters for helicopter or air ambulance services providing emergency medical first responder services, when used solely in conjunction with and forming part of a premises of a provider of emergency medical first responder services. If the use is situated solely upon real estate owned by a governmental entity then the sleeping quarters may be situated within a mobile home (notwithstanding Section 19.4 of the Revised Code of Ordinances) if the following conditions are met:

- (1) Written variance must be obtained from the Zoning Board of Appeals permitting use of the mobile home, which variance shall be granted only if each and every condition set forth herein is met.
- (2) The mobile home shall be an accessory structure only;
- (3) The sleeping quarters must be the primary use within the mobile home, with any office use being secondary and with storage use being prohibited;
- (4) The variance permitting use of a mobile home shall immediately terminate upon any transfer of title to the real estate or to the mobile home or transfer of the assets of the emergency medical first responder service provider or cessation of business of same or cessation of use of the mobile home for sleeping quarters or expiration of any lease or agreement with the governmental entity, or upon any condition imposed herein not being satisfied;
- (5) The mobile home must be removed within 30-days of termination of the variance permitting placement of the mobile home.

<p>Conditional Uses After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p>Prohibited Uses</p>	<p>Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>						
<p>Wireless Communication - Freestanding Wireless Communication Facility as described within Section 21-500</p> <p>Cannabis Cultivation Center</p> <p>Truck Terminal or Equipment Terminal, but only as an accessory use to a Permitted Use</p> <p><u>Minimum off-street parking & loading</u> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;"></td> <td style="border-bottom: 1px solid black; width: 33%; text-align: center;">parking</td> <td style="border-bottom: 1px solid black; width: 33%; text-align: center;">loading</td> </tr> <tr> <td style="border-bottom: 1px solid black;">use</td> <td style="border-bottom: 1px solid black;">spaces</td> <td style="border-bottom: 1px solid black;">spaces</td> </tr> </table> <p>Graded, paved, marked, lighted, and drained off-street parking and loading areas shall be provided as follows:</p> <ol style="list-style-type: none"> 1. For industrial or manufacturing operations - 1 auto parking space per (a) two employees of combined employment of two largest successive shifts, or (b) two employees if only one shift operation; plus 1 auto parking space equal to 15% of the above for visitors and company vehicles. Minimum of 1 off-street loading space. Additional off-street loading spaces may be required by the nature and size of anticipated operations. 2. For non-industrial or manufacturing operations as required in more restricted district(s), except sexually oriented business. 3. Common parking and loading areas provided parking requirements for all uses are met. 4. Sexually oriented businesses: <p><u>Off-street Parking:</u></p> <ol style="list-style-type: none"> a) Adult store: one space per 300 square feet of gross floor area, excluding viewing rooms and one space per viewing room. (b) Adult cabaret: one space for each table or booth or three seats at counter or bar. (c) Adult motel: one space per guest sleeping room. (d) Adult theater: one space for each six seats of designated capacity. (e) Semi-nude studio, Sexual encounter center, Escort agency: one space per 300 square feet of gross floor area. <p style="text-align: right;">(Continued next column)</p> </p>		parking	loading	use	spaces	spaces	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Residential uses of any kind including dwelling units, hotels, motels, mobile homes, etc.</p> <p>Schools, churches, clubs, lodges, hospitals Truck Stop Abandoned Automobile Automobile Wrecking Kennel</p> <p>Mineral Extractive Operations</p> <p><u>Minimum off-street parking & loading</u> (Continued)</p> <p><u>Lighting:</u></p> <p>All off-street parking areas and entrances to the premises of a sexually oriented business shall be illuminated from dusk to closing hours of operation with a lighting system which provides an average maintained horizontal illumination of 5 foot candles of light on surface of the parking areas and walkways. Illumination of the remaining external surface areas of the sexually oriented business shall be an average maintained horizontal illumination of not less than 2 foot candles of light or greater than 5 foot candles of light. This required lighting level is established in order to provide sufficient illumination to the parking areas and walkway areas serving the sexually oriented business for the personal safety of the patrons and employees of the sexually oriented business and to reduce the incidents of vandalism and criminal conduct.</p> <p>All lighting shall be shielded and arranged so that illumination is directed toward the surface areas of the licensed premises and not onto adjoining properties or into the skyward area above the licensed premises or the skyward area of a property adjoining the licensed premises, so that light trespass onto adjoining properties and light pollution (sky glow and/or glare) will be minimized. No light fixture shall be mounted or placed higher than 25 feet from the ground surface. Illumination from the sexually oriented business shall not exceed 1 foot candle 10 feet from the property boundary line on any property adjoining the premises of the sexually oriented business.</p>	<p>All uses except sexually oriented business:</p> <p>MIN. LOT AREA: ½ acre</p> <p>MIN. LOT WIDTH: 125'</p> <p>MIN. FRONT YD. DEPTH: 20'</p> <p>MIN. REAR YD. DEPTH: 20'</p> <p>MIN. SIDE YD. WIDTH: 20'</p> <p>MIN. FLOOR AREA: 1,000 Sq. Ft.</p> <p>MAX. HEIGHT: As determined by F. A. R.</p> <p>MAX. STORIES: As determined by F. A.</p> <p>R. MAX. FLOOR AREA RATIO: .50</p> <hr/> <p style="text-align: center;">Sexually oriented business:</p> <p>MIN. LOT AREA: 5,000 sq. feet</p> <p>MIN. LOT WIDTH: 50'</p> <p>MIN. FRONT YD. DEPTH: 35'</p> <p>MIN REAR YD. DEPTH: None</p> <p>MIN. SIDE YD.: If lot abuts public alley on rear, none required; otherwise one side yard shall be required a minimum of 20' to permit off-street parking</p> <p>MIN. FLOOR AREA: N/A</p> <p>MAX. HEIGHT: 35'</p> <p>MAX. STORIES: 2</p> <p>MAX FLOOR AREA RATIO: .60</p>
	parking	loading						
use	spaces	spaces						

I-2

Land Use District Statement of Intent

Schedule of District Regulations

Permitted

Principal Uses and Structures

Accessory Uses and Structures

1-2 GENERAL INDUSTRIAL DISTRICT

This district is established to provide space for industrial and/or manufacturing and/or warehousing or storage operations which may require buildings and/or open area for fabricating, processing, extraction, repairing, dismantling or disposal of equipment, raw materials, manufactured products or wastes. Land designated for this district should be located in relation to the thoroughfare network of the community (including primarily streets as well as rail and air if required) and designed so as to not wholly disrupt normal traffic flow. Because of increasing technological developments, extensive lists of permitted and prohibited uses is impractical, therefore, to safeguard the public interest, performance standards are established herein as criteria for all permitted uses and as guidance for the City Council in permitting any conditional uses. Planned Industrial Parks are encouraged in this district.

NOTES

For Sign Regulations see Section 21-126 of this Ordinance

- (1) See Performance Standards for 1-2 District
- (2) The City Council may permit as Conditional Use: Automobile Wrecking & Storage Yards if the following conditions are met in addition to the Performance Standards of 1-2 District:
 1. Use permitted not closer than 300' to a residential use or residential zone.
 2. Solid wall or solid painted fence eight (8) feet high.
 3. Parking not permitted closer than 300' to a residential use or residential zone.
 4. Two (2) off street loading spaces required. May not face on bordering street or highway.
 5. One (1) principal entrance only.
 6. Outdoor lighting shall be approved by the City Council.

Principal and Accessory Uses and Structures are permitted if the performance standards for this district (1) are met and certified as being met by a registered professional engineer of the State of Illinois. Standards of the Illinois Environmental Protection Agency must also be met.

Wireless Communication Facility placed on an existing nonresidential structure as described within Section 21-500.

Accessory Uses and Structures may include a Truck or Equipment Terminal, but only with a Conditional Use Permit, as an accessory use customarily incidental to a permitted principal use on the same parcel.

Conditional Uses	Prohibited Uses	Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)						
After notice & appropriate safeguards, the City Council may permit as Conditional Uses:								
Automobile Wrecking & Storage Yards (2) Mineral extractive operations outside corporate limits, including but not limited to: coal, oil, rock, gravel, sand, and the related processing operations, storing, and sale of such materials. Wireless Communication - Freestanding Wireless Communication Facility as described within Section 21-500 Truck Terminal or Equipment Terminal, but only as an accessory use to a Permitted Use Cannabis Cultivation Center	Any use more appropriate to another zone or zones including, but not limited to: Residential uses of any kind including dwelling units, hotels, motels, mobile homes, etc. Schools, churches, clubs, lodges, hospitals Abandoned Automobile Kennel Truck Stop Mineral Extractive Operations within corporate limits.	MIN. LOT AREA: 1 acre MIN. LOT WIDTH: 100' MIN. FRONT YD. DEPTH: 50' MIN. REAR YD. DEPTH: 50' MIN. SIDE YD. WIDTH: 50' MIN. FLOOR AREA: 1,000 Sq. Ft. MAX. HEIGHT: As determined by F. A. R. MAX. STORIES: As determined by F. A. R. MAX. FLOOR AREA RATIO: .50 <u>Minimum off-street parking & loading</u> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="border-bottom: 1px solid black;">land</td> <td style="border-bottom: 1px solid black;">parking</td> <td style="border-bottom: 1px solid black;">loading</td> </tr> <tr> <td style="border-bottom: 1px solid black;">use</td> <td style="border-bottom: 1px solid black;">spaces</td> <td style="border-bottom: 1px solid black;">spaces</td> </tr> </table> <p>Graded, paved, marked, lighted, and drained off-street parking and loading areas shall be provided as follows:</p> <ol style="list-style-type: none"> 1. For industrial or manufacturing operations - 1 auto parking space per (a) two employees of combined employment of two largest successive shifts, or (b) two employees if only one shift operation; plus 1 auto parking space equal to 15% of the above for visitors and company vehicles. Minimum of 1 off-street loading space. Additional off-street loading space may be required by the nature and size of anticipated operations. 2. For non-industrial or manufacturing operations as required in more restricted district(s). 3. Common parking and loading areas provided parking requirements for all uses are met. 	land	parking	loading	use	spaces	spaces
land	parking	loading						
use	spaces	spaces						

I-A

Schedule of District Regulations

Land Use District Statement of Intent

Permitted

Principal Uses and Structures

Accessory Uses and Structures

I-A INDUSTRIAL-AGRICULTURAL

It is the intent of this District to provide a transitional zoning district for land which is undeveloped and agricultural land but which is projected to become industrial during future years; the desire being that large tracts of land should be readily available to promote and encourage industrial development.

It is the intent of this District to continue to provide land for purposes devoted to the production of agricultural products such as field crops, livestock, fowl, and other conventional agricultural pursuits and to also assist in the conservation of the natural resources within the jurisdiction of this Ordinance by encouraging practices which will conserve soil, soil resources, water, water resources, and prevent soil erosion and flood water damages.

At the same time, it is the intent of this District to provide space for industrial and/or manufacturing and/or warehousing or storage operations which may require building and/or open areas for fabricating, processing, extracting, repairing, dismantling, or disposal of equipment, raw materials, manufactured products or wastes; land designated for this District should be located in relation to the thoroughfare network of the community (including primary streets as well as rail and air if required) and designed so as to not wholly disrupt normal traffic flow. Because of increasing technological developments, extensive lists of permitted and prohibited uses are impractical; therefore, to safeguard the public interests, performance standards are established herein as criteria for all permitted uses and as guidance for the City Council in permitting any conditional uses. Planned Industrial Parks are encouraged in this District.

NOTES

For sign regulations, see Section 21-126 of this Ordinance.

- (1) Building & enclosed pens for livestock, fowl & animals shall not be closer than 200' from any adjoining district.
- (2) Principal and accessory buildings shall not be closer than 100' from any adjoining parcel.
- (3) Principal and accessory buildings shall not be closer than 50' from any adjoining parcel.
- (4) Principal, accessory buildings and operations shall not be closer than 500' from any adjoining parcel.
- (5) See State Law
- (6) See definition of Home Occupation
- (7) Principal, accessory buildings and operations shall not be closer than 100' from any adjoining parcel.
- (8) See performance standards for I-2 District.

Agriculture and agricultural buildings in connection with a bonafide farm operation (1).

Cemeteries

Essential Services Forest Preserves

Single Family Farm Dwellings

Principal Uses and structures are permitted if the performance standards for the District I-2, General Industrial District, are met and certified as being met by a registered professional engineer of the State of Illinois. Standards for the Environmental Protection Agency must also be met.

Wireless Communication Facility placed on an existing nonresidential structure as described within Section 21-500.

Municipally Owned Parks and Recreational Areas

Accessory uses and structures customarily incidental to permitted principal uses on the same parcel including:

Residential garages

Home Occupations (6)

Truck or Equipment Terminal, but only with a Conditional Use Permit

Roadside produce stands in conjunction with a bonafide farm operation on the premises.

Kennel

Accessory uses and structures are permitted if the performance standards for the District I-2, General Industrial District, are met and certified as being met by a registered professional engineer of the State of Illinois. Standards for the Environmental Protection Agency must also be met.

Conditional Uses

Prohibited Uses

Minimum lot area
 Minimum yards (all buildings)
 Minimum floor area (principal buildings)
 Maximum height (all buildings)
 Maximum floor area ratio (all buildings)

After notice & appropriate safeguards, the City Council may permit as Conditional Uses:

Sale of greenhouse products grown on premises.
 Riding Stables (1)
 Raising, breeding & boarding of non-farm fowl and animals (1)
 Seasonal fishing, hunting lodge, gun club or related operation.
 Stadium or coliseum, horse or auto race track (1), (4)
 Penal or correctional institution (2)
 Airport or heliport (5)
 Sanitation Transfer Station
 Freestanding Wireless Communication Facility as described within Section 21-500
 Commercial radio or television station
 Commercial radio or television towers are exempted from height regulations.
 Schools
 Churches
 Hospitals
 Mineral extractive operations outside corporate limits, including but not limited to: coal, oil, rock, gravel, sand and the related processing operations, storing and sale of such materials (4).
 Energy Park; Photovoltaic Power Station; Solar Farm, Park, or Plant; Wind Farm, Park, or Plant
 Truck Terminal or Equipment Terminal, but only as an accessory use to a Permitted Use
 Cannabis Cultivation Center

Any use more appropriate to another zone or zones including, but not limited to:
 Mobile Homes
 Travel Trailer Parks
 Junk Yard
 Abandoned Automobile
 Automobile Wrecking
 Sanitation Landfill or other qualified system (7) except sanitation transfer station
 Residential use of any kind, including dwelling units, hotels, motels, mobile homes, etc. except bonafide single family farm dwellings.
 Mineral Extractive Operations within corporate limits.
 Truck Stop

MIN. LOT AREA: 5 acres, except for cemeteries in which case 2 acres; and conditional uses as determined by the Planning Commission
 MIN. LOT WIDTH: 300'
 MIN. FRONT YD. DEPTH: 80' along Federal Highway; 60' along other public roads
 MIN. REAR YD. DEPTH: 100'
 MIN. FLOOR AREA: 1,000 Sq. Ft.
 MAX. HEIGHT: 40' except barns & silos; and all except manufacturing/industrial, etc. buildings which are to be determined by F. A. R.
 MAX. STORIES: 3, except for manufacturing/ industrial, etc. buildings which are to be determined by F. A. R.
 MAX. FLOOR AREA RATIO: .50 for manufacturing/ industrial, etc. buildings; otherwise N/A.

<u>Minimum off-street parking & loading</u>		
land use	parking spaces	loading spaces
Dwelling Unit	2	0
Home Occupation	+1	0
Churches per 4 seats in main auditorium	1	0

Industrial, manufacturing, etc.
 Graded, paved, marked, lighted, and drained off-street parking and loading areas shall be provided as follows:

1. For industrial or manufacturing operation: 1 auto parking space per (a) two employees of combined employment of two largest successive shifts, or (b) two employees if only one shift operation; plus 1 auto parking space equal to 15% of the above for visitors and company vehicles.

Minimum of 1 off-street loading space. Additional off-street loading space may be required by the nature and size of anticipated operations.

2. For non-industrial or manufacturing operations as required in more restricted district(s).

3. Common parking and loading areas provided parking requirements for all uses are met.

All remaining permitted uses and conditional uses if permitted are subject to the Planning Commission. Consideration shall be given to recommendation of administrative official.

**IPCA-PUD
Land Use District
Statement of Intent**

Schedule of District Regulations

Permitted

Principal Uses and Structures

Accessory Uses and Structures

IPCA-PUD Industrial Park Conservation Area

Industrial and warehouse uses in facilities where the primary building exceeds 100,000 sq. ft.

Accessory uses and structures customarily incidental to permitted principal uses on the same parcel including:

NOTES

For Sign Regulations see Section 21-126 of this Ordinance – B-3

- (1) The development plan for a IPCA-PUD District shall be approved by the City Council; such plan shall show:
1. Access points to public ROW
 2. Building locations
 3. Parking layout
 4. Elevations of buildings
 5. Landscaping plan
 6. Lighting plan
 7. Drainage plan
 8. Site utilities plan
 9. Such plan shall be compatible with the comprehensive and thoroughfare plans.
 10. If development is to be staged, phasing shall be indicated.

Commercial and Industrial uses are encouraged to follow guidelines as described in the Commercial Design Standards Section

<p>Conditional Uses After notice & appropriate safeguards, the City Council may permit as Conditional Uses:</p>	<p>Prohibited Uses</p>	<p>Minimum lot area Minimum yards (all buildings) Minimum floor area (principal buildings) Maximum height (all buildings) Maximum floor area ratio (all buildings)</p>
<p>The following uses providing the location, nature and extent of proposed operations are compatible with other uses in the district, and that any proposed development plan provides consideration for integration with the thoroughfare system of the neighborhood and community.</p> <p>Adult Daycare Appliance Repair Amusement Centers, indoor or outdoor Art Galleries Auto Glass Stores Auto Parking Lots or Structures Automobile Sales & Service Banks Barbers Business & Professional Offices Bowling Alleys Cannabis Cultivation Center Cannabis Dispensary Chambers of Commerce Chemical Supplies Clothes Cleaning Agency Clubs or Lodges (Private) Construction Company – but not outside storage of equipment Convenience Stores with fuel, without facilities for semi trucks Credit Bureaus & Collections Currency Exchanges Custom Tailor & Dressmaking Day Care Center Drive-In Banking Drive-In Restaurants Drive-In Operations not otherwise specified or prohibited Drive-In Theaters Employment Agencies Essential Services Exterminators Fire Station General Loan Governmental Offices Hotels & Motels Insurance Agencies Interior Decorator</p>	<p>Any use more appropriate to another zone or zones including, but not limited to:</p> <p>Abandoned Automobile Automobile Wrecking Automobile Service Station Agriculture Agricultural Equipment Stores Agricultural Products except produce Churches Commercial Radio or Television Station Commercial Radio or Television Towers are exempted from height regulations Drive-Ins: Ice Cream or Ice Milk Auto Washing Hospitals Junk Yards Kennel Manufacturing or industrial operations except those permitted Mineral Extractive Operations Mineral Extractive Operations within corporate limits Mineral Extractive Operations outside corporate limits, including but not limited to: coal, oil, rock, gravel, sand and the related processing operations, storing and sale of such materials Mobile Homes Moving & Storage Operations Penal or correction institution Raising, breeding & boarding of non-farm fowl and animals Residential Dwelling Units Residential use of any kind, including dwelling units, hotels, motels, mobile homes, etc. except bonafide single family farm dwellings Riding Stables Sales & Service Sale of greenhouse products grown on premises. Sanitation Landfill or other qualified system except sanitation transfer station Sanitation Transfer Station Schools Seasonal fishing, hunting lodge, gun club or related operation. Sexually Oriented Businesses Single Family Residential Structures Stadium or coliseum, horse or auto race track Storage Facilities</p>	<p>Minimum lot areas and setback requirements shall comply with those required in the I-2 District for Industrial Uses and B-3 District for all other uses.</p> <p><u>Minimum off-street parking & loading</u></p> <p>Industrial uses shall comply with parking regulations in the I-2 District.</p> <p>All other uses shall comply with parking regulations in the B-3 District</p>

IPCA-PUD

Conditional Uses

After notice & appropriate safeguards, the City Council may permit as Conditional Uses:

Prohibited Uses

Janitorial Services
 Jewelry Repair
 Libraries
 Locksmiths
 Lumber Yards
 Meat, Poultry or Fish Market
 Medical Clinics
 Motion Picture Theaters
 Museums
 Newspaper Offices but not newspaper plants
 One or more dwelling units above the main floor
 One dwelling unit used solely in conjunction with and forming part of a funeral home
 Paint, Wallpaper-Glass
 Pet Shop
 Photographer
 Police Station
 Post Office
 Printers
 Rental Equipment
 Savings & Loan Association
 TV Studios
 Title Abstract Offices
 Transportation Terminals (passenger)
 Travel Agencies
 Equipment Terminal, Truck Terminal, Truck Stop-- see **Notes (2019)**
 Upholstery Shop
 Utility Company Offices, but not outside storage of equipment
 Veterinarians
 Warehouses
 Winery
 Wireless Communication Facility placed on existing nonresidential structure as described within Section 21-500

 Stores or shops offering the following merchandise primarily at retail & wherein or whereat incidental but subordinate related services may or may not be available.

 Appliance
 Auto glass
 Auto Parts – Wholesale or retail
 Auto & Truck Sales
 Bakery Goods
 Books
 Camera Shop
 Candy, but not manufacturing operations
 Catering
 Confectionery

Trailers
 Travel Trailers
 Travel Trailer Parks
 Truck Sales & Service
 Warehouses except where permitted
 Wireless Communication Facility– freestanding as described with Section 21-500

Conditional Use Notes

Notes (2019) re Equipment Terminal, Truck Terminal, Truck Stop:

1. Not more than two uses shall be permitted at each of the two I-57 interstate exchanges (Exit 94 and Exit 95) and at the one I-64 interstate exchange (Exit 80). Existing nonconforming uses shall be counted as a use.
2. The parcel on which the use is situated must have its closest boundary point to be within at least 1,000 feet of the centerline of the nearest I-57 or I-64 interstate highway exit ramp at its point of intersection with a state highway or with Veteran’s Memorial Drive.
3. The minimum distance between uses (which includes any existing non-conforming use) shall be 2000 feet measured along road frontage from the nearest entry or exit point of each use.
4. All entry or exit points for the parcel shall immediately abut and have access only upon a state highway, upon Veteran’s Memorial Drive, or upon a street that has been constructed and designated by the City for use by trucks up to 80,000-pounds; no other street or road shall provide access.
5. All access points shall have dedicated left-turn and/or right-turn lanes, either presently existing or constructed by the parcel owner/developer with permission of the City.
6. The use shall have only the number of spaces dedicated for truck parking as permitted by the Resolution Granting the Conditional Use and no truck parking shall be permitted or occur except within such dedicated spaces.
7. Lawful Equipment Terminals, Truck Terminals, or Truck Stops existing on date of adoption of these Notes shall be a nonconforming use and shall be subject to the provisions of Article 21 relating to nonconforming uses.
8. None of the foregoing provisions shall be subject to variance.

IPCA-PUD

Conditional Uses

After notice & appropriate safeguards, the City Council may permit as Conditional Uses:

- Dairy Products
- Delicatessen or Food, but not grocery or supermarket
- Department
- Drapery
- Drug
- Dry Goods
- Farm & Garden Supplies, but not milling or grain storage operations nor sale of major agricultural implements
- Florist
- Food
- Furniture
- Gifts
- Grocery & Supermarkets
- Hardware
- Ice Cream, Ice Milk-walk-in or walk-up but not drive-in
- Jewelry
- Liquor
- Locksmith
- Mail Order
- Meat, Poultry or Fish
- Milliner
- Music
- Notions
- Office Supply
- Optical Merchandise
- Paint, Wallpaper, Glass
- Pawn Brokers
- Periodicals
- Pet Shop
- Pharmacy
- Ready to wear, Men's, Women's, Children, Infants
- Restaurants, but not drive-in
- Shoes
- Sporting goods
- Stationery
- Tobacco, News
- Toys
- Variety or Dime

The administrative official shall have authority to determine other uses, in addition to those specifically listed herein, when in his judgment such other uses are similar to and no more objectionable to the public welfare than those listed.