

ARTICLE THREE: USE REGULATIONS

Section 3.1 Purpose

This Article will establish zoning districts, describe the purpose of each district, indicated allowable uses, set forth performance standards and provide guidelines for mapping each district. The intent for establishing these districts is to:

- A. Avoid conflicts between uses of different intensities and character.
- B. Meet location requirements for residential, commercial, and industrial uses per the Land Use Plan.
- C. Recognize the unique development characteristics of some urban neighborhoods.
- D. Regulate the intensity of uses based on access to the transportation system, urban services, and infrastructure capacity.
- E. Provide a framework for development standards that ensure adequate light and air and provide safe, uncongested neighborhoods.
- F. Provide a high degree of certainty on how the land will develop.

Section 3.2 Establishment of Districts

For the purposes of carrying out the regulations in this Ordinance, the Village of Tolono, Illinois, is hereby divided into the following districts:

- A. Agricultural District.
 - A-1 Agriculture
- B. Residential Districts.
 - RS Residential Suburban
 - R-1 Residential District (Single-Family)
 - R-2 Residential District (Single-Family)
 - R-3 Residential District (Two-Family)
 - R-4 Residential District (Multi-Family)
 - R-5 Mobile Home (Manufactured Home) Park

- C. Commercial Districts.
 - CB Central Business Commercial
 - CN Commercial Neighborhood Commercial

- D. Industrial District.
 - I-1 Industrial District

- E. Public District.
 - PL Public Lands

Section 3.3 Classification of Annexed Land

Unless an annexation agreement is in effect at the time of annexation, which assigns a zoning district at the time of annexation, all land annexed to the Village shall automatically be reclassified from its present classification under the Champaign County Zoning Ordinance to the classification under the Village of Tolono Zoning Ordinance, according to the following table:

<u>County Zoning</u>	<u>Village of Tolono Zoning</u>
AG-1, AG-2, CR	AG-1
B-1	AG-1 as a Provisional Use
----	RS
R-1	R-1
R-2	R-2
R-3	R-3
R-4	R-4
R-5	R-5
----	CB
B-2, B-3	CN
I-1, I-2	I-1
----	PL

If an annexation agreement exists providing for zoning of property upon its annexation, then such property shall be zoned in accordance with the terms of the agreement upon and after its annexation.

Section 3.4 General Guidelines for Zoning District Designations

- A. All districts should be located in areas with water and sewer capacity and have access to other utilities adequate for the needs based on the intensity of the permitted uses.
- B. All districts should be located in appropriate service areas for fire and police protection.
- C. All districts should be located to minimize negative environmental impacts including flooding, groundwater tables and other factors.
- D. All districts should be located in general conformance to the Comprehensive Plan.
- E. The locations and boundaries of the districts established by this Ordinance, are shown upon the zoning map, which are hereby incorporated into the provisions of this Ordinance. The said zoning map in its entirety, including all amendments thereto, shall be as much a part of this Ordinance as if fully set forth and described herein.
- F. Where a district boundary line divides a lot held in single and separate ownership at the effective day of this Ordinance, the regulations applicable to the less restricted district shall extend over the portion of the lot in the more restricted district a distance of not more than fifty feet beyond the district boundary line, provided that full use is made of the less restricted area before the extension into the more restricted area.
- G. The use of right-of-way and easements for highways, streets, alleys, walks, railroads, electric power lines, telephone lines, watermains, sanitary sewers and storm drains, whether belonging to a governmental body or a public utility, shall be considered to be permitted uses in each District. However, installation shall conform with applicable Federal, State and local government rules and regulations other than zoning.
- H. The Village of Tolono shall be permitted the right to use land in any district for a fire station, municipal building, police station and/or public building, swimming pool, recreation building, civic center, municipal office building, park, and playground area.

Section 3.5 Uses Permitted by Right, Provisional Uses and Special Uses

- A. In any district, no land or structure shall be used, and no structure or building shall hereafter be erected or structurally altered, except for:
 - 1. One or more of the uses listed as permitted by right in that district in Table 3-1;

2. One or more of the provisional uses listed for that district in Table 3-1, provided that the provisional use permit therefore has been issued, according to this Ordinance;
 3. One or more of the special uses listed for that district in Table 3-1, provided that a special use permit therefore has been issued, according to this Ordinance.
- B. In the case of a use not specifically mentioned in Table 3-1, such a use shall be subject to the regulations of the use (whether permitted by right, a provisional use, or special use) to which it is most related or similar, as determined by the Zoning Administrator. He/she may determine that such a use is either permitted by right, permitted as a provisional use, permitted as a special use, or not permitted in any particular district.
- C. In Table 3-1, the uses is listed in a horizontal row with the letter "X" is permitted by right as the principal use in the district listed at the head of the vertical column in which the letter "X" appears. Similarly, the letter "P" indicates the uses is permitted as a provisional use in that district, and the letter S indicates that the use is permitted as a special use in that district, all subject to the regulations and procedures specified in this Ordinance.
- D. In any zoning district, more than one principal building per lot or parcel of land may be allowed under the provisional use procedures, providing they meet the following criteria:
1. The uses are permitted by right (X) or as a provisional use (P) in the district in which the lot or parcel of land is located.
 2. The lot or parcel of land does not qualify as a residential, commercial, or industrial P.U.D.
- E. In the CB, CN, I-1, and PL zoning districts, more than one principal use may be allowed in a single building, with the approval of the Zoning Administrator, if the uses are permitted by right (X) within the district in which the lot or parcel of land is located.

Section 3.6 Agriculture District AG-1

- 3.6.1 **Purpose:** The purpose of this zoning district is to prevent scattered, indiscriminate urban development within areas which are predominately vacant and which presently do not demonstrate any significant potential for development. Large areas of vacant land can be preserved for future residential and industrial development according to economic and physical need.

3.6.2 **Special Uses:** No specific use is permitted in the AG-1 district only as a special use.

3.6.3 **Performance Standards:** Refer to the applicable Development Standards.

Section 3.7 Residential Suburban District RS

3.7.1 **Purpose:** The purpose of this zoning district is to provide for detached single-family dwellings on large lots (a minimum of approximately ½ acre in size) with related uses for recreational, religious, or cultural activities. Some accessory uses are also allowed. This is a rural, very low density, residential district, generally located between an AG-1 and R-1 or R-2 district.

3.7.2 **Special Uses:** No specific use is permitted in the RS district only as a special use.

3.7.3 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply with the following standards:

- A. All commercial landscaping and construction equipment permitted for non-residential uses shall be contained in an enclosed building which shall be constructed of a finished building material. In cases where it is not possible to contain equipment within a building, storage of such equipment shall comply with screening requirements for high impact non-residential use.
- B. Non-residential uses allowed in this district shall not store bulk storage of hazardous substances, construction materials, construction vehicles, or heavy equipment on sites less than five acres in area. Such storage shall be completely indoors and shall be located at least three hundred feet from any adjacent residential lot line.
- C. There shall be only one principal use per lot.

Section 3.8 Residential District R-1

3.8.1 **Purpose:** The purpose of this zoning district is to provide for detached single-family dwellings with related uses for recreational, religious, or cultural activities. Some accessory uses are also allowed. This district should be protected from encroachment of uses that creates significant negative impacts upon the residential area. This is a low density, residential district.

3.8.2 **Special Uses:** No specific use is permitted in the R-1 district only as a special use.

3.8.3 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply with the following standards:

- A. All commercial landscaping and construction equipment permitted for non-residential uses shall be contained in an enclosed building which shall be constructed of a finished building material. In cases where it is not possible to contain equipment within a building, storage of such equipment shall comply with screening requirements for high impact non-residential use.
- B. Non-residential uses allowed in this district shall not store bulk storage of hazardous substances, construction materials, construction vehicles, or heavy equipment on sites less than five acres in area. Such storage shall be completely indoors and shall be located at least three hundred feet from any adjacent residential lot line.
- C. There shall be only one principal use per lot.
- D. No auto repair shall be permitted on vehicles at locations for which the vehicle is not registered. Any vehicle without properly displayed license plates shall not be considered registered to the property it is located upon.

Section 3.9 Residential District R-2

- 3.9.1 **Purpose:** The purpose of this zoning district is to provide for detached single-family dwellings with related uses for recreational, religious, or cultural activities. Some accessory uses are also allowed. This district should be protected from encroachment of uses that creates significant negative impacts upon the residential area. This is a medium-density, residential district.
- 3.9.2 **Special Uses:** No specific use is permitted in the R-2 district only as a special use.
- 3.9.3 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply with the standards for the R-1 district.

Section 3.10 Residential District R-3

- 3.10.1 **Purpose:** The purpose of this zoning district is to provide for detached single-family dwellings, two-family attached dwellings (duplexes) and accessory uses. These areas may include related uses for recreational, religious, or cultural activities. Some accessory uses are also allowed. This district should be protected from encroachment of uses that creates significant negative impacts upon the residential area. Densities in this district range from four to eight dwelling units per acre.

3.10.2 **Special Uses:** No specific use is permitted in the R-3 district only as a special use.

3.10.3 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply with the standards for the R-1 district, except 3.8.3.C. There shall be only one principal use per lot, except that more than one dwelling may be constructed on one lot. Said construction would require a provisional use permit per Article Five.

Section 3.11 Residential District R-4

3.11.1 **Purpose:** The purpose of this zoning district is to provide for (low density/medium density/etc.) multifamily dwellings. The multifamily buildings are generally low-rise, lower density apartments of two to three stories. Open space and recreational amenities should be provided for residents. The R-4 district is appropriate next to areas with low density single family development patterns and may serve as a transitional use. Density is controlled by floor area ratio and open space ratio. The average density will range from twelve to thirty units per acre.

3.11.2 **Special Uses:** No specific use is permitted in the R-4 district only as a special use.

3.11.3 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply with the following standards:

- A. All commercial landscaping and construction equipment permitted for non-residential uses shall be contained in an enclosed building which shall be constructed of a finished building material. In cases where it is not possible to contain equipment within a building, storage of such equipment shall comply with screening requirements for high impact non-residential use.
- B. Non-residential uses allowed in this district shall not store bulk storage of hazardous substances, construction materials, construction vehicles, or heavy equipment on sites less than five acres in area. Such storage shall be completely indoors and shall be located at least three hundred feet from any adjacent residential district.
- C. The maximum number of bedrooms in any dwelling unit in a multifamily structure shall be four bedrooms. Total square feet of area for all bedrooms shall not exceed six hundred square feet.
- D. There shall be only one principal use per lot, except as provided in Article Six, and more than one dwelling may be constructed on one lot. Said construction would require a provisional use permit per Article Five.

- E. No auto repair shall be permitted on vehicles at locations for which the vehicle is not registered. Any vehicle without properly displayed license plates shall not be considered registered to the property it is located upon.

Section 3.12 Residential District R-5

3.12.1 **Purpose:** The purpose of this zoning district is to provide for developments of mobile (manufactured) home parks, including mobile (manufactured) homes, recreational vehicles, house trailers, and mobile (manufactured) home park service buildings. This district allows unified developments where individual pads are provided for owners of mobile (manufactured) homes. All developments are subject to provisional use review and all units must comply with current HUD construction codes and the Illinois Manufactured Home Community Code, 77 Illinois Administrative Code 860. These developments are generally more in character with single-family detached neighborhoods with private open space for each dwelling unit.

3.12.2 Additional Definitions:

- A. **Mobile (Manufactured) Home:** A moveable or portable unit, designed and constructed to be towed or driven on its own chassis, comprised of frame and wheels, and designed to be connected to utilities for occupancy and to provide complete independent living facilities including provisions for cooking, sleeping, and sanitation. The term includes units containing parts that may be folded, collapsed, or telescoped when being towed and then be expanded to provide additional capacity, and units composed of two or more separately towable components designed to be joined into one integral unit capable of being again separated in components for repeating towing. Removal of wheels, towing devices, and any other alterations does not qualify a mobile home as a conventional single family dwelling.
- B. **Mobile (Manufactured) Home Site:** A clearly designated parcel of land intended for the placement of an individual mobile (manufactured) home and for the exclusive use of its occupants.
- C. **Mobile (Manufactured) Home Park:** A contiguous parcel of land planned and improved for the placement of two or more mobile (manufactured) homes for permanent habitation, and shall include any building, structure, vehicle, or enclosure used or intended for use as a part of the equipment of such mobile (manufactured) home park.

- D. **Mobile (Manufactured) Home Park Service Building:** A permanent structure housing laundry, recreation, office, sanitation or other community facilities as required in mobile (manufactured) home parks for the use by the mobile (manufactured) home park occupants.
- E. **Mobile (Manufactured) Home Stand:** That part of an individual mobile (manufactured) home site which has been constructed for the placement of a mobile (manufactured) home.

3.12.3 **Special Uses:** No specific use is permitted in the R-5 district only as a special use.

3.12.4 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply with the following standards:

- A. Mobile (manufactured) homes or trailers shall not be permitted in any district as accessory buildings.
- B. Mobile (manufactured) homes or trailers may be used as temporary offices or storage space incidental to construction of a building development for the period of time such construction is actively undertaken, provided the trailer is located on the same or continuous lot as the building development.
- C. Mobile (manufactured) homes or trailers shall not be occupied for dwelling or lodging purposes except within a mobile (manufactured) home park or trailer park meeting State Department of Public Health requirements.
- D. Those mobile (manufactured) homes or trailers not in said district shall be considered nonconforming uses. Such use shall be permitted until such mobile (manufactured) homes or trailers are moved from their present locations.
- E. No mobile (manufactured) home or trailer shall be occupied until a certificate of use and occupancy is issued by the Village Building Official. Every mobile (manufactured) home occupied as a dwelling unit shall meet the minimum standards set by HUD and the American Standards Association.

Section 3.13 Central Business Commercial District CB

3.13.1 **Purpose:** The primary purpose of the Central Business District is to provide for high density retail, service, and office development mixed with housing, parking, and institutional uses that are located in the urban core. This District has high intensity uses in terms of scale of buildings, traffic that is generated, size of businesses, and hours of operation. The floor area ratio in this District is the highest density allowed

by the Ordinance. Public parking is provided in this District, reducing the necessity of providing on-site parking for individual businesses. The area draws heavy pedestrian traffic from nearby residents and employees in the area.

- 3.13.2 **Special Use:** No specific use is permitted in the CB District only as a special use.
- 3.13.3 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply to the following standards:
- A. Dwelling units shall be limited to the second story and above.
 - B. There shall be not outdoor on-site storage of construction materials, bulk storage of hazardous substances, or heavy equipment.

Section 3.14 Commercial Neighborhood District CN

- 3.14.1 **Purpose:** The purpose of the CN District is to provide for the development of convenience shopping and personal service needs of surrounding residential neighborhoods, specifically apart from the Central Business District. This is a low density commercial district. Overall sizes can range up to ten acres with proper design. These areas should have good access to arterial and collector streets and provisions for bicycle and pedestrian traffic.
- 3.14.2 **Special Use:** No specific use is permitted in the CN District only as a special use.
- 3.14.3 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply to the following standards:
- A. The maximum gross area of any individual establishment within the District shall not exceed ten thousand square feet.
 - B. There shall be no on-site storage of construction materials or construction equipment. Bulk storage of hazardous substances shall only be allowed at service stations and shall be subject to the special development standards for that use.
 - C. There shall be no outdoor storage or display of any goods, supplies, products or other equipment associated with the business.
 - D. The sale and consumption of food and beverages shall be conducted indoors, except for benches or tables placed for the convenience of customers. Tables associated with a snack bar or restaurant may not be located within one hundred feet of a lot line of a residential district. Outdoor seating per establishment shall not exceed eight seats.

Section 3.15 Industrial District I-1

3.15.1 Purpose: It is the primary purpose of the I-1 District to provide for the development of light industrial uses such as service or wholesale establishments, manufacturing establishments, distribution, research and development, and storage. Limited retail sales and services related to the industrial uses may also be permitted as accessory uses. Performance standards minimize the potential for significant by-products or hazardous uses. It is preferable to have a transition area between the I-1 District and residential areas. I-1 Districts can be served by a local street system designated for trucks although the street system should exit to an arterial or truck route. Traffic from the industrial area through residential areas is discouraged.

3.15.2 Special Use: No specific use is permitted in the I-1 District only as a special use.

3.15.3 Performance Standards: In addition to other applicable Development Standards, each use shall comply to the following standards:

- A. The use shall not exceed the vibration perception threshold at the lot line for any use. For the purposes of this Ordinance, the “vibration perception threshold” means the minimum ground-borne or structure-borne vibration motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects.
- B. No odor from the following sources shall be detectable at the lot line:
 - 1. Dead or decaying matter.
 - 2. Storage of waste, garbage, or untreated sewage.
 - 3. Animal offal and similar by-products.
- C. Explosive materials and the bulk storage of hazardous substances shall not be located within five hundred feet from any residential or commercial district.

Section 3.16 Public Lands District PL

3.16.1 Purpose: This PL District is intended to serve as an overlay district for public uses such as schools, parks, colleges, and other government facilities. The District recognizes the more intense use of land while the underlying zoning regulates signage and space requirements. The intensity of uses in this District can range from low intensity park land to high intensity, high traffic generators such as athletic fields. Low intensity uses in this District, such as parks, are appropriate next to residential uses. High intensity uses require a buffer or transition area.

3.16.2 **Special Use:** Stadiums or arenas with two thousand or more seats. The standards for provisional uses shall apply to all stadiums in addition to any condition imposed as part of the special use process. No additional specific use is permitted in the PL District only as a special use.

3.16.3 **Performance Standards:** In addition to other applicable Development Standards, each use shall comply to the following standards:

- A. Land to be rezoned to PL shall be owned and operated by a government entity as a non-profit venture for the benefit of the public. If the property ceases to be owned by the public entity for a continuous period of twelve months, the property reverts to the underlying zoning district.
- B. Portions of a government facility may be leased to private for profit entities as long as such operations are integral to the function of the public facility and such uses do not comprise more than twenty-five percent of the total floor area.
- C. All screening, parking, signage, and setback requirements of the underlying zoning district shall apply.
- D. Any use with an underlying residential zoning classification, which permanently houses commercial vehicles or non-passenger vehicles shall have access on an arterial or collector street.
- E. Outdoor storage of materials shall be located a minimum of fifty feet from any property line adjoining a residential use.

Section 3.17 Principal, Accessory, and Temporary Uses

3.17.1 **Principal Use and Mixed Use - Defined:**

- A. **Principal Use** shall mean the predominant use of land or a structure based upon the square footage of the use. In a residential district, multiple tenants of a similar or related nature in a single building constitute one principal use. In a commercial district, multiple tenants of a single building constitute individual principal uses.
- B. **Mixed Use** shall mean the principal use of a tract of land or structure with two or more different uses. Each use must comply with the use regulations of this Article.

3.17.2 Principal Use and Mixed Use - Restrictions:

- A. Two or more principal structures are permitted on a lot for multifamily developments, institutional uses and hotels or motels.
- B. For all other land uses, no more than one principal structure shall be established on one lot unless there is an approved Planned Development.
- C. Mixed use developments are only permitted in CB, CN, I-1, and PL districts.
- D. Accessory structures are permitted in all districts for all land uses.

3.17.3 Rules of Interpretation for Uses:

- A. Unless otherwise noted, uses listed as permitted, provisional, or special uses can all be principal uses on a lot.
- B. If a use bears no resemblance to any of the principal uses, such use shall be deemed to be a prohibited use in all districts.
- C. No use listed in any district shall include other uses specifically listed elsewhere. The term "retail establishments" shall not be interpreted to include any of the other commercial uses specifically mentioned in the list of permitted uses.
- D. All uses are subject to performance standards, development standards and design standards established for the District in which the use is permitted.

3.17.4 Accessory Use - Defined: An accessory use or structure shall be permitted, on the same lot as a principal use provided that such use meets all of the following criteria:

- A. The use is related to the principal use.
- B. The use is incidental or subordinate to the principal use.
- C. The use is allowed as a permitted, provisional or special use in the district, or is a home occupation.

3.17.5 Standards for Accessory Uses:

- A. The accessory use shall be on the same lot as the principal use except for parking which meets the requirements of this Ordinance.
- B. An accessory use must accompany a legal conforming principal use.

- C. The accessory use shall not be established prior to the principal use.
- D. The area occupied by all accessory uses shall not exceed an area equal to fifty percent of the floor area occupied by the principal use.
- E. In no case shall a commercial operation be considered an accessory use to a single-family dwelling.

3.17.6 Requirements for Home Occupations: A home occupation shall be considered a permitted accessory use in each district in which a residential dwelling unit is permitted and shall be subject to the following limitations:

- A. There shall be no on-site employment or employment of persons not residing at the residence.
- B. A home occupation shall be conducted wholly within the principal building or an accessory structure.
- C. The appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character.
- D. The total gross floor area which is used primarily for the operation of the home occupation shall not exceed twenty-five percent of the gross floor area of the home.
- E. The storage of merchandise, supplies, or products for off-premises sales is permitted. For the purposes of this Section, any products shipped or delivered to the ultimate consumer of the goods or merchandise shall be considered off-premises sales.
- F. No display of goods or services pertaining to such home occupations shall be visible from outside the building.
- G. No home occupation, nor any storage of goods, merchandise, supplies, products, materials, or equipment connected with a home occupation shall be allowed outdoors.
- H. No advertising sign, other than a non-illuminated sign, not exceeding one square foot in total face area shall be displayed in connection with the home occupation. No other on-site advertising visible from the exterior shall be used that informs the public of the home occupation.
- I. The home occupation shall not exceed the limitations imposed by the provisions of all applicable building, fire, health, safety, and housing codes and shall conform with all applicable requirements for business and occupational licensing.

- J. There shall be no noise, vibration, glare, heat, smoke, dust, electromagnetic or electrical interference, or odor detectable beyond the confines of the subject property including transmittal through vertical or horizontal party walls.
- K. The owner of a home occupation shall not allow more than six clients or customers in a dwelling unit or on the premises during any period of sixty consecutive minutes.
- L. The owner of a home occupation shall not allow vehicular traffic associated with business to exceed two vehicles on the property at any one time and sufficient parking shall be provided on the same lot as the dwelling for all business customers.
- M. The owner of a home occupation shall prohibit pedestrian and vehicular traffic generated by clients or customers of a home occupation on the premises between 10:00 p.m. and 7:00 a.m.
- N. The owner of a home occupation shall not allow commercial deliveries related to the home occupation other than the US Postal Service and private package and letter delivery services. Under no circumstances shall commercial deliveries by semi-trailer trucks be permitted.
- O. The owner of a home occupation shall limit the use commercial vehicles in conjunction with a home occupation to one vehicle, not to exceed one ton maximum load weight and owned by the resident of the dwelling. Such vehicle must be parked in a garage or residential drive on site, and in accordance with provisions elsewhere in this Ordinance.
- P. If more than one home occupation is located within any single dwelling unit, the owner of each home occupation shall not allow the combined impacts of the standards contained in this Section with the exception that each home occupation may have one vehicle for commercial use provided it is the only vehicle used in conjunction with the home occupation.
- Q. When within the above requirements, a home occupation includes, but is not limited to the following:
1. An art studio.
 2. A dressmaking shop.
 3. A professional office of a physician, dentist, lawyer, engineer, architect, accountant, salesman, real estate agent, insurance agent, or other similar occupation.

4. Teaching, with musical instruction limited to one or two pupils at a time.
5. A beauty salon.

3.17.7 Requirements for Automatic Teller Machines

- A. Automatic teller machines shall not be located within fifty feet of any lot line of a residential district.
- B. Access to any automatic teller machine shall be from an arterial or collector street.
- C. Automatic teller machines shall meet stacking requirements for drive-in uses found in Article Seven of this Ordinance.

3.17.8 Temporary Uses - Defined: A temporary use is a use established for a limited period of time with the intent to discontinue such use upon the expiration of such time. Such uses are subject to the time restrictions contained in this Ordinance. No temporary use shall involve the consideration or alteration of any permanent structure.

3.17.9 Temporary Use Standards: Following are standards for specific temporary uses:

- A. Temporary structures, incidental only to the erection of a main building for a permitted use, are permitted in any district. Such buildings must be moved or dismantled upon completion of the permanent structure.
- B. Garage, rummage, yard, and similar sales shall be permitted in residential districts subject to the following limitations:
 1. No such sale shall be of more than four days in duration and the collective total of all such sales shall not exceed four in any calendar year.
 2. No goods purchased for resale may be offered for sale at the garage sale.
 3. Any directional or advertising signs for the sale shall be removed immediately upon closing of the sale.
 4. All directional and advertising signs placed off site shall have the permission of the owner of the property on which the sign is to be placed.
 5. No directional or advertising sign may be larger than two and one-half square feet.

- C. Home parties for the purposes of selling merchandise or taking orders are permitted provided that the party is by private invitation only and shall not be held more than four times in any calendar year and no more frequently than once every thirty days.

END OF ARTICLE THREE TEXT.

<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-I	PL
<i>Agricultural Uses</i>											
Agriculture, General and Cropping	X	X	X	X	X	P	P				P
Artificial Lake of one (1) or more acres	X	P	P	P	P						P
Commercial Greenhouse	P	P						P	P	P	
Garden Shop	X							X	X		
Mineral Extraction, Quarrying, Top-soil Removal and Allied Activities											
Plant Nursery	X									P	

TABLE 3-1

X = Permitted by Right

P = Provisional Use

S = Special Use

<i>Principal Uses</i>	AGI	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-I	PL
<i>Residential Uses</i>											
Bed and Breakfast	P	P	P	P	P	P					
Dormitory				P	P	P					
Dwelling, Multifamily						X					
Dwelling, Two-Unit Common-Lot-Line					X	X					
Dwelling, Multiple-Unit Common-Lot-Line						X					
Dwelling, Community living facility, Category I		P			P	P	X				
Dwelling, Community living facility, Category II		P			P	P	X				
Dwelling, Community living facility, Category III		P			P	P	P				
Dwelling, Duplex					X	X					
Dwelling, Single-family	X	X	X	X	X	X					
Fraternity/Sorority											
Home for the Aged	P				P	P					
Hotel or Motel	P							P	P	P	
Mobile Home Park							P				
Residential Care Facilities	P				P	P					
Residential Planned Unit Development	P	P			P	X					
Apartment in Building Occupied by Another Permitted Use					P	X		X	P	P	
Accessory Apartment	P	P	P	P	X	X					

TABLE 3-1

X = Permitted by Right

P = Provisional Use

S = Special Use

<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
<i>Commercial Uses - Adult Entertainment</i>											
Adult Entertainment Uses								P		P	
<i>Commercial Uses - Agricultural</i>											
Farm Chemicals and Fertilizer Sales	P									X	
Farm Equipment Sales and Service	P									X	
Feed and Grain (Sales only)	P							X	X		
Grain Storage Elevator and Bins	P									X	
Livestock Sales Facility and Stockyards	P									P	
Roadside Produce Sales Stand	P								P		
Slaughterhouses										S	

TABLE 3-1

X = Permitted by Right P = Provisional Use S = Special Use

<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
<i>Commercial Uses- Business, Private Educational and Financial Services</i>											
Bank, Savings and Loan Association								X	P	P	
Conference Center								P	P	P	
Day Care Facility		P			P	P	P	P	P		
Professional and Business Office Buildings								X	X	P	
Vocational, Trade or Business School								P	P	P	
Accessory Office	X	P	P	P	X	X					
<i>Commercial Uses - Food Sales and Services</i>											
Bakery (Less than 2,500 sq. ft.)								X	X	P	
Cafe								X	X		
Catering								X	X		
Confectionery Store								X	X		
Dairy Store								X	X		
Fast-food Restaurant								P	P		

TABLE 3-1

X = Permitted by Right

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S = Special Use

<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
Locker, Cold Storage for Individual Use								P	P	P	
Meat and Fish Market								X	X		
Restaurant								X	X		
Retail Liquor Sales								X	X		
Supermarket or Grocery Store								X	X	P	
Tavern or Night Club								P	P		
Wholesale Produce Terminal	P									X	
<i>Commercial Uses - Miscellaneous</i>											
Animal Clinic	P	P			P	P		X	X	X	
Auction Sales (Nonanimal)								P		P	
Aviation Sales, Service or Storage	P							X		X	
Cemetery	P	P	P	P	P	P					P
Commercial Breeding Facility or Feed Lot	S										
Construction Yard										X	
Crematory								X	X		
Funeral Home								X	X		
Kennel	P									P	

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<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-I	PL
Printshop, Blueprinting and Photocopying Establishments								X	X		
Radio or TV Studio								X		X	
Shopping Center - General								P	P		
Shopping Center - Convenience								P	P		
Storage and Sales of Lumber Building Materials and Builder's Supplies								P		X	
Veterinary Hospital-Large Animal	P	P						P		P	
Veterinary Hospital-Small Animal	P	P						P	P	P	
Warehouse larger than 100,000 square feet										X	
Warehouse less than 100,000 square feet										X	
Warehouse - Mini							P	P	P	X	
Wholesale Business								P		X	
<i>Commercial Uses - Personal Services</i>											
Ambulance Service								X	X	X	
Barber Shop								X	X		
Beauty Shop								X	X		
Dry Cleaning or Laundry Establishment								X	X		

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<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
Laundry and/or Dry Cleaning Pickup								X	X	X	
Physical Therapy Center								P	P		
Medical Carrier Service								X	X		
Mortuary								X	X		
Reducing Salon								X	X		
Self-service Laundry								X	X		
Shoe Repair Shop								X	X		
Tailor and Pressing Shop								X	X		
<i>Commercial Uses - Recreational</i>											
Bait Sales	P							X			
Billiard Room								X			
Bowling Alley								X			
Camp or Picnic Area	P										
Country Club or Golf Course	P	P	P	P	P	P					P
Dancing School								X			

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<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-I	PL
Garden Shop	P	P						X	X		
Health Club								X	X	X	
Lodge or Private Club								X	X	X	
Lodge-Fraternal								X	X	X	
Outdoor Commercial Recreation Enterprise (Except Amusement Park)	P										
Private Club or Lounge							P	X	X	X	
Private Indoor Recreational Development								X	X	X	
Resort or Organized Camp	P										
Riding Stable	P										
Seasonal Hunting or Fishing Lodge	P										
Theater, Indoor								X			
Theater, Outdoor	P	P								P	
Swim Clubs				P	P	P		X	X		
<i>Commercial Uses - Retail Trade</i>											
Antique or Used Furniture Sales and Service								X			
Apparel Shop								X	X		

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S = Special Use

<i>Principal Uses</i>	AGI	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
Art and Craft Stores and Studios								X	X		
Bicycle Sales and Service								X	X		
Bookstore								X	X		
Building Material Sales (All Indoors Excluding Concrete or Asphalt Mixing)								X		X	
Department Store								X			
Drugstore								X	X		
Electrical or Gas Appliance Sales and Service								X	X		
Electronic Sales and Services								X	X		
Florist								X	X		
Fuel Oil, Ice, Fire Wood (Sales Only)								P		P	
Furniture Store - Office Equipment Sales and Service								X			
Hardware Store								X	X		
Heating, Ventilating, Air Conditioning Sales and Service								X	X	X	
Home Appliance Sales and Service								X			
Jewelry Store								X	X		
Lawnmower Sales and Service								X			
Monument Sales (Excludes Stone Cutting)								X			
Music Store								X	X		
Pawn Shop								X			

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S = Special Use

<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
Pet Store								X			
Photographic Studio and Equipment Sales and Service								X	X		
Plumbing Shop (Retail)								X	X	X	
Shoe Store								X	X		
Sporting Goods								X			
Stationery-Gift Shop-Art Supplies								X	X		
Tobacconist								X	X		
Variety-Dry Goods Store								X	X		
Video Store								X	X		
Woodworking Shop								X	X		
Upholstering								X		X	
<i>Commercial Uses - Transportation</i>											
Air Freight Terminal	P									P	
Airport	P										X
Heliport	P									P	
Motor Bus Station								X	X	X	X
Railroad Yards and Railroad Freight Terminals										X	X
Truck Terminal, Truck Wash										P	

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<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
<i>Commercial Uses - Vehicular Sales and Service</i>											
Automobile, Truck, Trailer or Boat Sales								X		P	
Automobile Salvage Yard (Junkyard)										P	
Automobile Repair, major								X		P	
Automobile Accessories (New)								X	P		
Automobile Washing Facility								X	X	X	
Gasoline Station w/attached Mini Market/Grocery/Restaurant								X	P	X	
Gasoline and Service Station								X	P	P	
Mobile Home Sales							P	X			
Truck Stop								P		P	
Construction Equipment Sales and Rentals, Sales Lot and/or Repair								P		X	

TABLE 3-1

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S = Special Use

<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
<i>Industrial Uses</i>											
Bookbinding								P	P	X	
Building Paper, Paper Containers and Similar Products Manufacturing										X	
Confectionery Products Manufacturing and Packaging								P	P	X	
Cosmetics and Toiletries Manufacturing										X	
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing										X	
Electrical and Electronic Machinery, Equipment and Supplies Assembly										X	
Engineering, Scientific Supplies and Equipment Manufacturing								P		X	
Engineering, Scientific Supplies and Equipment Assembly										X	
Fabricated Metal Products Manufacturing										X	
Food Products - Canning, Preserving or Packaging Plant										X	
Frozen Food Processing Plant and/or Lockers										X	
Grain Mill Products										X	
Household and Office Furniture Manufacturing								X		X	
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing								X		X	
Laboratory for Basic and Applied Research								X			
Machinery Manufacturing										X	
Manufacturing and Processing Wearing Apparel								P		X	
Manufacturing and Processing of Athletic Equipment and Related Products										X	

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S = Special Use

<i>Principal Uses</i>	AGI	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
Mechanical Measuring and Controlling Instruments Manufacturing										X	
Miscellaneous Finished Product Assembly										X	
Miscellaneous Finished Products Manufacturing										X	
Motion Picture Production Studio								P	P	X	
Musical Instruments and Allied Products Manufacturing										X	
Musical Instruments and Allied Products Assembly										X	
Non-Metallic Products Manufacturing										P	
Nonprofit or Governmental, Educational and Research Agencies								P		X	
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)										X	
Optical Instruments and Lenses Manufacturing										X	
Photographic Equipment and Supplies Manufacturing										X	
Printing and Publishing Plants										X	
Ready Mix Concrete or Asphalt										X	
Sheet Metal Shop										X	
Signs and Advertising Display Manufacturing								X		X	
Storage of Building, Construction Maintenance or Operating Equipment										X	
Surgical, Medical, Dental and Mortuary Instruments and Supplies								X		X	
Theoretical and Applied Research, Development and Prototype Assembly										X	
Watches, Clocks and Clockwork Operated Devices Manufacturing and Assembly								X		X	

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<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
Wood Fabricating Shop and Related Activities								P		X	
Wool, Cotton, Silk and Manmade Fiber Manufacturing										X	
Bottling Works										X	
Carpet Manufacturing										X	
Ceramic Products Manufacturing										X	
Petroleum Bulk Plant										X	
Pharmaceutical Products Manufacturing										X	
Toy Manufacturing										X	
Welding Shop										X	

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S = Special Use

<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
<i>Public and Quasi-Public Facilities</i>											
Bus Storage Garage								P	P	P	X
Church or Temple	X	P	P	P	P	P	X	X	X		X
Electrical Substation	S	P	P	P	P	P	P	X	X	X	X
Hospital or Clinic	P	P	P	P	P	P		X	X	X	X
Institution of an Educational, Philanthropic, or Eleemosynary Nature	P	S	S	S	S	X		X	X		
Municipal or Government Building	P	P	P	P	P	P	P	X	X	X	X
Penal or Correctional Institution								S		S	
Police Station or Fire Station	X	P	P	P	P	P	P	X	X	X	X
Public Park	X	X	X	X	X	X	P	P	P	P	X
Public or Commercial Sanitary Landfill	S										
Public Library, Museum or Gallery		P	P	P	P	P		X	X	P	X
Public Elementary, Junior High School, or Senior High School	X	X	X	X	X	X		X	P		X
Public Fairgrounds	P									P	X
Public Parking Lot					P	P	S	X	X	X	X
Public Maintenance and Storage Garage								X	P	X	X
Public Utilities Office		P	P	P	P			X	X	X	X
Radio or Television Tower and Station	P	P						P	P	P	X
Recycling Center										P	

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<i>Principal Uses</i>	AG1	RS	R-1	R-2	R-3	R-4	R-5	CB	CN	I-1	PL
Recycling Pickup Station							X	P	P	X	
Religious Tent Meeting (Non-affiliated)	P										
Sewage Lift Stations	P	P	P	P	P	P	P	P	P	P	X
Sewage Treatment Plant or Lagoon	P									P	X
Solid Waste Transfer Station										S	
Taxi Terminal								P	P	X	X
Telegraph Office		P	P	P	P	X		X	X	X	
Telephone Exchange	P	P	P	P	P	P	P	X	X	X	
Water Treatment Plant	P									P	X
Public Swimming Pool		P	P	P	P			X	X		X

TABLE 3-1

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