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## 8-6-2. AGRICULTURAL/RURAL DISTRICT (A-1).

A. Description and Purpose. This district is intended to permit development that is solely of a rural character. The land use standards for this district permit very low density single-family residential development at one dwelling unit for every 40 gross acres, as well as a variety of agricultural related uses. Density and intensity standards ensure that development requiring a minimum of urban services does not occur until such services are available. The Agricultural/Rural District (A-1) shall either serve as a development/conservation designation (preserving and protecting agricultural activities such as hobby farming and rural residential areas) that will not be developed further or as a holding zone which allows

for interim land uses (agricultural and low density single-family residential uses compatible with farming). This district allows for a reasonable economic use of the land until urban services are available for further development according to the comprehensive master plan.

B. List of Allowable Principal Land Uses:

1. Permitted by Right:

Single-family Detached

Modular Home

Cultivation

Agricultural Retail

Public Parks and Open Space

Utilities

Wireless Communication Facility

2. Permitted by Special Use:

Husbandry

Intensive Agriculture

Agricultural Service

Public and Private Institutional

Institutional Residential

Outdoor Sales/Service (entertainment orientated)

Animal Boarding

Indoor Lodging (bed and breakfast)

Camping Facilities

Airport/Heliport

Rail Transit Station

Composting Related Use

Planned WECS

Non-building mounted solar collectors for export of energy for use by an electrical utility.

C. List of Allowable Accessory Uses:

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1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse
    - Private Recreational Facility
    - Private Stable
    - Agricultural Buildings
    - Home Occupation
    - Private Swimming Pool
    - Private Residential Garage
  2. Permitted by Special Use:
    - Detached Guest House
    - Employee Living Quarters
    - In-family Suites
    - Migrant Labor Camp
    - Private Clubhouse
    - Cemetery Related Activities
    - Mini WECS
- D. List of Allowable Temporary Uses:
- Contractor's On-site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - General Temporary Outdoor Sales
  - Tents for Special Events
  - Seasonal Outdoor Sales of Farm Products
  - Re-locatable Building
  - Construction Dumpster
  - Garage Sales
- E. Regulations Applicable to All Uses:
1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Bulk Regulations:
1. Minimum Lot Area: 40 acres.

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2. Minimum Lot Width: 250 feet.
  3. Minimum Street Frontage: 250 feet.
  4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: 50 feet.
    - b. Side Lot Line: 20 feet.
    - c. Rear Lot Line: 50 feet.
  5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 50 feet.
    - b. Side Lot Line: ten feet.
    - c. Rear Lot Line: ten feet.
  6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Dwelling Unit Separation: 40 feet.
  8. Primary Structure Maximum Height: 35 feet (except agricultural structures).
  9. Minimum Floor Area: 1,500 square feet.

(Ord. 2012-012, 3-13-2012; Ord. No. 2018-21, § 2, 9-19-2018)

### **8-6-3. RESIDENTIAL ESTATE DISTRICT (RE).**

- A. Description and Purpose. This district is similar in purpose as the Agricultural/Rural District (A-1), except that it allows for low density single-family residential development, as well as hobby farming, but not a wide range of agricultural activities or livestock. Uses shall not produce any objectionable odors or noise to neighbors. Similar to the A-1 District, this district can function as either a development/conservation designation or as a holding district. As a development/conservation district, the ultimate build out of the land would be a maximum of one dwelling unit per ten acres. This allows for the potential to permanently protect areas of the Village for very low density residential development for those who want to live in a countryside environment. As a holding district, the maximum build out of these lands would be one dwelling unit per ten acres (unless urban services become available to allow the larger parcels to be rezoned then divided into smaller parcels if recommended in the comprehensive master plan).
- B. List of Allowable Principal Land Uses:
  1. Permitted by Right:
    - Single-family Detached
    - Modular Home
    - Cultivation
    - Public Parks and Open Space
    - Utilities
    - Wireless Communication Facility
  2. Permitted by Special Use:

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- Agricultural Retail
  - Public and Private Institutional
  - Institutional Residential
  - Animal Boarding
  - Indoor Lodging (bed and breakfast)
- C. List of Allowable Accessory Uses:
1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse
    - Private Recreational Facility
    - Home Occupation
    - Private Swimming Pool
    - Private Residential Garage
  2. Permitted by Special Use:
    - Detached Guest House
    - Employee Living Quarters
    - In-family Suites
    - Agricultural Buildings
    - Private Clubhouse
    - Cemetery Related Activities
    - Mini WECS
- D. List of Allowable Temporary Uses (See Section 8-5-9):
- Contractor's On-site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - Tents for Special Events
  - Re-locatable Building
  - Construction Dumpster
  - Garage Sales
- E. Regulations Applicable to All Uses:
1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch.10).

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F. Bulk Regulations:

1. Minimum Lot Area: ten acres.
2. Minimum Lot Width: 250 feet.
3. Minimum Street Frontage: 250 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 50 feet.
  - b. Side Lot Line: 20 feet.
  - c. Rear Lot Line: 50 feet.
5. Accessory Structure Minimum Setbacks:
  - a. Front Lot Line: 50 feet.
  - b. Side Lot Line: ten feet.
  - c. Rear Lot Line: ten feet.
6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
7. Minimum Dwelling Unit Separation: 40 feet.
8. Primary Structure Maximum Height: 35 feet (except agricultural structures).
9. Minimum Floor Area: 1,500 square feet.

(Ord. 2012-012, 3-13-2012)

#### **8-6-4. SINGLE-FAMILY RESIDENTIAL 1 DISTRICT (R-1).**

- A. Description and Purpose. The purpose of this district is to allow for the development of single-family detached residences at low densities so as to preserve the suburban residential character of the area. In order to preserve the suburban character of the district, and minimize the repetition of having all lots of minimum size, new developments of five residential lots or greater shall have a minimum of 20 percent of those lots be a minimum of 85 feet in lot width and 22,000 square feet in area.
- B. List of Allowable Principal Land Uses:
1. Permitted by Right:
    - Single-family Detached
    - Modular Home
    - Public Parks and Open Space
    - Utilities
  2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Indoor Lodging (bed and breakfast)

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- C. List of Allowable Accessory Uses:
1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse
    - Home Occupation
    - Private Swimming Pool
    - Private Residential Garage
  2. Permitted by Special Use:
    - Detached Guest House
    - Employee Living Quarters
    - In-family Suites
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
- D. List of Allowable Temporary Uses (See Section 8-5-9):
- Contractor's On-site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - Tents for Special Events
  - Re-locatable Building
  - Construction Dumpster
  - Garage Sales
- E. Regulations Applicable to All Uses:
1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Density and Intensity Requirements:
1. Minimum Zoning District Area: 20,000 square feet.
  2. Maximum Lot Coverage: 50 percent.
- G. Bulk Regulations:
1. Minimum Lot Area: 20,000 square feet.
  2. Minimum Lot Width: 80 feet.
  3. Minimum Street Frontage: 40 feet.

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4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: 15 feet.
    - c. Total of Both Side Lot Lines: 35 feet.
    - d. Rear Lot Line: 30 feet.
  5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Dwelling Unit Separation: 30 feet.
  8. Primary Structure Maximum Height: 35 feet.
  9. Minimum Floor Area: 2,000 square feet.

(Ord. 2012-012, 3-13-2012)

#### **8-6-5. SINGLE-FAMILY RESIDENTIAL 2 DISTRICT (R-2).**

- A. Description and Purpose. The purpose of this district is to allow for the development of single-family detached residences at moderate densities to accommodate existing developments within the Village. In order to maintain lots and structures within older neighborhoods which often cater to mixed incomes, some multi-family housing may be permitted by special use.
- B. List of Allowable Principal Land Uses:
  1. Permitted by Right:
    - Single-family Detached
    - Modular Home
    - Public Parks and Open Space
    - Utilities
  2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Indoor Lodging (bed and breakfast)
    - Duplex
- C. List of Allowable Accessory Uses:
  1. Permitted by Right:

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- Garden/Tool Shed
  - Children's Playhouse
  - Home Occupation
  - Private Swimming Pool
  - Private Residential Garage
  - 2. Permitted by Special Use:
    - Detached Guest House
    - Employee Living Quarters
    - In-family Suites
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
  - D. List of Allowable Temporary Uses (See Section 8-5-9):
    - Contractor's On-site Equipment Storage Facility
    - Contractor's Project Office
    - On-site Real Estate Sales Office
    - Tents for Special Events
    - Re-locatable Building
    - Construction Dumpster
    - Garage Sales
  - E. Regulations Applicable to All Uses:
    - 1. Landscaping Regulations (See Ch. 10).
    - 2. Performance Standards (See Ch.10).
    - 3. Signage Regulations (See Ch. 11).
    - 4. Minimum Off-Street Parking Spaces (See Ch. 10).
  - F. Density and Intensity Requirements:
    - 1. Minimum Zoning District Area: 10,000 square feet.
    - 2. Maximum Lot Coverage: 50 percent.
  - G. Bulk Regulations:
    - 1. Minimum Lot Area: 10,000 square feet.
    - 2. Minimum Lot Width: 70 feet.
    - 3. Minimum Street Frontage: 40 feet.
    - 4. Primary Structure Minimum Setbacks:
      - a. Front Lot Line: 20 feet.

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- b. Side Lot Line: ten feet.
  - c. Total of Both Side Lot Lines: 25 feet.
  - d. Rear Lot Line: 20 feet.
5. Accessory Structure Minimum Setbacks:
- a. Front Lot Line: 30 feet.
  - b. Side Lot Line: five feet.
  - c. Rear Lot Line: five feet.
6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
7. Minimum Dwelling Unit Separation: 12 feet.
8. Primary Structure Maximum Height: 35 feet.
9. Minimum Floor Area: 1,500 square feet.

(Ord. 2012-012, 3-13-2012)

### **8-6-6. SINGLE FAMILY RESIDENTIAL 3 DISTRICT (R-3).**

- A. Description and Purpose. The purpose of this district is to allow for the development of single-family detached residences at high densities to accommodate existing developments within the Village.
- B. List of Allowable Principal Land Uses:
- 1. Permitted by Right:
    - Single Family Detached
    - Modular Home
    - Duplex
    - Public Parks and Open Space
    - Utilities
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Indoor Lodging (bed and breakfast)
    - Daycare Facilities
    - Boarding Houses
    - Mobile Home Park/Subdivision
- C. List of Allowable Accessory Uses:
- 1. Permitted by Right:
    - Garden/Tool Shed

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- Children's Playhouse
  - Home Occupation
  - Private Swimming Pool
  - Private Residential Garage
  - 2. Permitted by Special Use:
    - Accessory Apartment
    - In-family Suites
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
  - D. List of Allowable Temporary Uses (See Section 8-5-9):
    - Contractor's On-site Equipment Storage Facility
    - Contractor's Project Office
    - On-site Real Estate Sales Office
    - Tents for Special Events
    - Re-locatable Building
    - Construction Dumpster
    - Garage Sales
  - E. Regulations Applicable to All Uses:
    - 1. Landscaping Regulations (See Ch. 10).
    - 2. Performance Standards (See Ch. 10).
    - 3. Signage Regulations (See Ch. 11).
    - 4. Minimum Off-Street Parking Spaces (See Ch. 10).
  - F. Density and Intensity Requirements:
    - 1. Minimum Zoning District Area: 7,000 square feet.
    - 2. Maximum Lot Coverage: 65 percent.
  - G. Bulk Regulations:
    - 1. Minimum Lot Area: 7,000 square feet.
    - 2. Minimum Lot Width: 60 feet.
    - 3. Minimum Street Frontage: 40 feet.
    - 4. Primary Structure Minimum Setbacks:
      - a. Front Lot Line: 30 feet.
      - b. Side Lot Line: ten feet or zero feet along common wall.
      - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.

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- d. Rear Lot Line: 30 feet.
  - 5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  - 6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  - 7. Minimum Dwelling Unit Separation: 20 feet; zero feet along common wall.
  - 8. Primary Structure Maximum Height: 35 feet for single-family; 45 feet for multi-family.
  - 9. Minimum Floor Area Per Dwelling Unit: 840 square feet.

(Ord. 2012-012, 3-13-2012)

### **8-6-7. MIXED RESIDENTIAL DISTRICT (R-5).**

- A. Description and Purpose. This district is intended to permit residential development that has a higher density than other residential districts with two or more dwelling units per building. Various types of residential uses are permitted within this district: two unit structures, townhouses and multiple-family buildings. The maximum density for the mixed residential district is for 14 dwelling units per acre.
- B. List of Allowable Principal Land Uses:
  - 1. Permitted by Right:
    - Modular Home
    - Duplex
    - Multi-Family Buildings
    - Public Parks and Open Space
    - Utilities
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Indoor Lodging (bed and breakfast)
    - Daycare Facilities
    - Boarding Houses
    - Mobile Home Park/Subdivision
- C. List of Allowable Accessory Uses:
  - 1. Permitted by Right:
    - Garden/Tool Shed

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- Children's Playhouse
  - Home Occupation
  - Private Swimming Pool
  - Private Residential Garage
  - 2. Permitted by Special Use:
    - Accessory Apartment
    - In-family Suites
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
  - F. List of Allowable Temporary Uses (See Section 8-5-9):
    - Contractor's On-site Equipment Storage Facility
    - Contractor's Project Office
    - On-site Real Estate Sales Office
    - Tents for Special Events
    - Re-locatable Building
    - Construction Dumpster
    - Garage Sales
  - G. Regulations Applicable to All Uses:
    - 1. Landscaping Regulations (See Ch. 10).
    - 2. Performance Standards (See Ch. 10).
    - 3. Signage Regulations (See Ch. 11).
    - 4. Minimum Off-Street Parking Spaces (See Ch. 10).
  - H. Density and Intensity Requirements:
    - 1. Minimum Zoning District Area: 5,000 square feet.
    - 2. Maximum Lot Coverage: 75 percent.
  - I. Bulk Regulations:
    - 1. Minimum Lot Area: 3,000 square feet per dwelling unit.
    - 2. Minimum Lot Width: 60 feet; 20 feet for townhouses.
    - 3. Minimum Street Frontage: 40 feet; 20 feet for townhouses.
    - 4. Primary Structure Minimum Setbacks:
      - a. Front Lot Line: 30 feet.
      - b. Side Lot Line: ten feet or zero feet along common wall.
      - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.

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- d. Rear Lot Line: 30 feet.
  - 5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  - 6. Paved Surface Setback: three feet from side or rear; ten feet from street; (driveways established prior to adoption date of this chapter are exempted).
  - 7. Minimum Dwelling Unit Separation: 20 feet; zero feet along common wall.
  - 8. Primary Structure Maximum Height: 35 feet for single-family; 45 feet for multi-family.
  - 9. Minimum Floor Area Per Dwelling Unit: 840 square feet.

(Ord. 2012-012, 3-13-2012)

### **8-6-8. NEIGHBORHOOD BUSINESS DISTRICT (NB).**

- A. Description and Purpose. This district is intended to permit low-intensity, high-quality, small-scale office, commercial and institutional development that is compatible with residential neighborhoods and located at appropriate areas within or directly adjacent to residential development. It may be appropriate to transition certain nonresidential uses with existing homes. Requirements of this district are intended to ensure that the nonresidential uses allowed in the NB District are compatible with the residential uses adjacent to or within the district.
- B. List of Allowable Principal Land Uses:
  - 1. Permitted by Right:
    - Personal or Professional Service
    - Daycare Facility
    - Public Parks and Open Space
    - Utilities
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Indoor Retail Sales/Service
    - Single-family Detached
    - Multi-family Buildings
    - Indoor Lodging (bed and breakfast)
    - Indoor Entertainment Sales/Service
- C. List of Allowable Accessory Uses:
  - 1. Permitted by Right:
    - Garden/Tool Shed
    - Children's Playhouse

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- Home Occupation
  - Private Swimming Pool
  - Private Residential Garage
  - 2. Permitted by Special Use:
    - Private Recreational Facility
    - Cemetery Related Activities
    - Mini WECS
  - D. List of Allowable Temporary Uses (See Section 8-5-9):
    - Contractor's On-site Equipment Storage Facility
    - Contractor's Project Office
    - On-site Real Estate Sales Office
    - General Temporary Outdoor Sales
    - Tents for Special Events
    - Re-locatable Building
    - Construction Dumpster
  - E. Regulations Applicable to All Uses:
    - 1. Landscaping Regulations (See Ch. 10).
    - 2. Performance Standards (See Ch. 10).
    - 3. Signage Regulations (See Ch. 11).
    - 4. Minimum Off-Street Parking Spaces (See Ch. 10).
  - F. Density and Intensity Requirements:
    - 1. Minimum Zoning District Area: 10,000 square feet.
    - 2. Maximum number of floors: two.
    - 3. Maximum Lot Coverage: 65 percent.
  - G. Bulk Regulations:
    - 1. Minimum Lot Area: 10,000 square feet.
    - 2. Minimum Lot Width: 80 feet.
    - 3. Minimum Street Frontage: 40 feet.
    - 4. Primary Structure Minimum Setbacks:
      - a. Front Lot Line: 15 feet.
      - b. Side Lot Line: ten feet; zero feet along common wall.
      - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.
      - d. Rear Lot Line: 30 feet.
    - 5. Accessory Structure Minimum Setbacks:

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- a. Front Lot Line: 15 feet.
  - b. Side Lot Line: five feet.
  - c. Rear Lot Line: five feet.
6. Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Building Separation: 20 feet; zero feet along common wall.
  8. Primary Structure Maximum Height: 35 feet, greater with special use permit.

(Ord. 2012-012, 3-13-2012)

### **8-6-9. GENERAL BUSINESS DISTRICT (GB).**

- A. Description and Purpose. This district is intended to permit both small and large scale high quality commercial and institutional development that is compatible with the overall suburban character of the village. A wide range of commercial uses including retail, lodging and office uses are permitted within this district. Most new and infill commercial development will be in the GB District.
- B. List of Allowable Principal Land Uses:
  1. Permitted by Right:
    - Personal or Professional Service
    - Indoor Retail Sales/Service
    - Indoor Repair Sales/Service
    - Public Parks and Open Space
    - Utilities
    - Wireless Communication Facility
    - Indoor Lodging (bed and breakfast)
    - Indoor Lodging (commercial)
    - Daycare Facility
    - Boarding Houses
  2. Permitted by Special Use:
    - Public and Private Institutional
    - Outdoor Retail Sales/Service
    - Indoor Entertainment Sales/Service
    - Outdoor Entertainment Sales/Service
    - Vehicle Related Sales and Service
    - Animal Boarding
    - Indoor Lodging (bed and breakfast)
    - Indoor Lodging (commercial)

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- Daycare Facility
  - Boarding Houses
  - Parking Lot (off-site)
  - Self-Service Storage Facilities (mini warehouses)
  - Adult-use Cannabis Dispensing Organization
  - Adult-use Cannabis Transporting Organization or Transporter
- C. List of Allowable Accessory Uses:
1. Permitted by Right:
    - Garden/Tool Shed
  2. Permitted by Special Use:
    - Private Recreational Facility
    - Cemetery Related Activities
    - Accessory Apartment
    - Private Clubhouse
    - Beer Garden
    - Stadiums/Grandstands
    - Mini WECS
    - Outdoor Storage Accessory to Self-Service Storage Facilities
- D. List of Allowable Temporary Uses (See Section 8-5-9):
- Contractor's On-Site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - General Temporary Outdoor Sales
  - Tents for Special Events
  - Temporary Outdoor Food Stands
  - Temporary Outdoor Seating and Services
  - Re-Locatable Building
  - Construction Dumpster
- E. Regulations Applicable to All Uses:
1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Density and Intensity Requirements:

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1. Minimum Zoning District Area: 15,000 square feet.
  2. Maximum number of floors: two.
  3. Maximum Lot Coverage: 75 percent.

G. Bulk Regulations:

1. Minimum Lot Area: 15,000 square feet.
2. Minimum Lot Width: 75 feet.
3. Minimum Street Frontage: 75 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 15 feet.
  - b. Side Lot Line: ten feet; zero feet along common wall.
  - c. Total of Both Side Lot Lines: 20 feet; zero feet along common wall.
  - d. Rear Lot Line: 25 feet.
5. Accessory Structure Minimum Setbacks:
  - a. Front Lot Line: 15 feet.
  - b. Side Lot Line: five feet.
  - c. Rear Lot Line: five feet.
6. Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).
7. Minimum Building Separation: 20 feet; zero feet along common wall.
8. Primary Structure Maximum Height: 35 feet, greater with special use permit.

(Ord. 2012-012, 3-13-2012; Amd. Ord. 2016-01, 1-11-2016; Ord. No. 2019-35, § 2, 10-16-2019)

### **8-6-10. CENTRAL BUSINESS DISTRICT (CB).**

- A. Description and Purpose. This district is intended to provide a range of large and small commercial development as well as some institutional and higher-intensity residential uses in the downtown area. This may be accomplished by providing incentives for infill development and redevelopment, allowing minimal building setbacks and no requirements for on-site parking or landscaping.
- B. List of Allowable Principal Land Uses:
  1. Permitted by Right:
    - Personal or Professional Service
    - Indoor Retail Sales/Service
    - Indoor Repair Sales/Service
    - Indoor Entertainment Sales/Service
    - Indoor Lodging (commercial)
    - Public Parks and Open Space

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- Utilities
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Institutional Residential
    - Community Living Arrangements
    - Outdoor Retail Sales/Service
    - Outdoor Entertainment Sales/Service
    - Indoor Lodging (bed and breakfast)
    - Daycare Facility
    - Boarding Houses
    - Parking Lot (off-site)
    - Rail Transit Station
    - Adult-use Cannabis Dispensing Organization
  - C. List of Allowable Accessory Uses:
    - 1. Permitted by Right:
      - Garden/Tool Shed
    - 2. Permitted by Special Use:
      - Private Recreational Facility
      - Accessory Apartment
      - Private Clubhouse
      - Beer Garden
      - Stadiums/Grandstands
      - Mini WECS
  - D. List of Allowable Temporary Uses (See Section 8-5-9):
    - Contractor's On-Site Equipment Storage Facility
    - Contractor's Project Office
    - On-Site Real Estate Sales Office
    - General Temporary Outdoor Sales
    - Tents for Special Events
    - Temporary Outdoor Food Stands
    - Temporary Outdoor Seating and Services
    - Re-Locatable Building
    - Construction Dumpster
  - E. Regulations Applicable to All Uses:

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1. Landscaping Regulations (See Ch. 10).
  2. Performance Standards (See Ch. 10).
  3. Signage Regulations (See Ch. 11).
  4. Minimum Off-Street Parking Spaces (See Ch. 10).
- F. Density and Intensity Requirements:
1. Minimum Zoning District Area: 2,000 square feet.
  2. Maximum number of floors: four.
  3. Maximum Lot Coverage: 100 percent.
- G. Bulk Regulations:
1. Minimum Lot Area: 2,000 square feet.
  2. Minimum Lot Width: ten feet.
  3. Minimum Street Frontage: ten feet.
  4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: zero feet.
    - b. Side Lot Line: zero feet.
    - c. Total of Both Side Lot Lines: zero feet.
    - d. Rear Lot Line: ten feet.
  5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: zero feet.
    - b. Side Lot Line: zero feet.
    - c. Rear Lot Line: five feet.
  6. Paved Surface Setback: zero feet.
  7. Minimum Building Separation: zero feet.
  8. Primary Structure Maximum Height: 50 feet.

(Ord. 2012-012, 3-13-2012; Ord. No. 2019-35, § 3, 10-16-2019)

### **8-6-11. LIGHT INDUSTRIAL DISTRICT (LI).**

- A. Description and Purpose. This district is intended to permit high-quality industrial and office uses at intensities compatible to the suburban-character of the Village. This is accomplished in part through relatively low maximum buildable site area. The primary difference between this and the HI District is that the typical industrial activities will be indoors and not produce high levels of noise, exhaust, odors and other nuisances typically associated with more intense industrial activities.
- B. List of Allowable Principal Land Uses:
1. Permitted by Right:  
Personal or Professional Service

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- Indoor Repair Sales/Service
  - Vehicle Related Sales and Service
  - Daycare Facility
  - Light Manufacturing/Industrial
  - Self-Service Storage Facilities (mini warehouses)
  - Public Parks and Open Space
  - Utilities
  - Wireless Communication Facility
  - 2. Permitted by Special Use:
    - Public and Private Institutional
    - Indoor Retail Sales/Service
    - Indoor Entertainment Sales/Service
    - Animal Boarding
    - Parking Lot (off-site)
    - Rail Transit Station
    - Airport/Heliport
    - Rail Yard
    - Indoor Warehouse/Wholesale
    - Non-building mounted solar collectors for export of energy for use by an electrical utility.
    - Adult-use Cannabis Craft Grower
    - Adult-use Cannabis Cultivation Center
    - Adult-use Cannabis Dispensing Organization
    - Adult-use Cannabis Infuser Organization or Infuser
    - Adult-use Cannabis Processing Organization or Processer
    - Adult-use Cannabis Transporting Organization or Transporter
    - Indoor Retail Sales/Slaughterhouse
  - C. List of Allowable Accessory Uses:
    - 1. Permitted by Right:
      - Garden/Tool Shed
      - Outdoor Storage Accessory to Self-Service Storage Facilities
    - 2. Permitted by Special Use:
      - Private Recreational Facility
      - Cemetery Related Activities
      - Private Clubhouse

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Beer Garden

Stadiums/Grandstands

Mini WECS

D. List of Allowable Temporary Uses (See Section 8-5-9):

Contractor's On-Site Equipment Storage Facility

Contractor's Project Office

On-Site Real Estate Sales Office

General Temporary Outdoor Sales

Tents for Special Events

Temporary Outdoor Food Stands

Temporary Outdoor Seating and Services

Re-Locatable Building

Construction Dumpster

E. Regulations Applicable to All Uses:

1. Landscaping Regulations (See Ch. 10).
2. Performance Standards (See Ch. 10).
3. Signage Regulations (See Ch. 11).
4. Minimum Off-Street Parking Spaces (See Ch. 10).

F. Density and Intensity Requirements:

1. Minimum Zoning District Area: one acre.
2. Maximum Number of Floors: four.
3. Maximum Lot Coverage: 65 percent.

G. Bulk Regulations:

1. Minimum Lot Area: one acre.
2. Minimum Lot Width: 100 feet.
3. Minimum Street Frontage: 75 feet.
4. Primary Structure Minimum Setbacks:
  - a. Front Lot Line: 30 feet.
  - b. Side Lot Line: 20 feet.
  - c. Total of Both Side Lot Lines: 50 feet.
  - d. Rear Lot Line: 30 feet.
5. Accessory Structure Minimum Setbacks:
  - a. Front Lot Line: 30 feet.
  - b. Side Lot Line: five feet.

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- c. Rear Lot Line: five feet.
  - 6. Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).
  - 7. Minimum Building Separation: 20 feet; zero feet along common wall.
  - 8. Primary Structure Maximum Height: 50 feet.

(Ord. 2012-012, 3-13-2012; Amd. Ord. 2016-01, 1-11-2016; Ord. No. 2018-21, § 2, 9-19-2018; Ord. No. 2019-35, § 4, 10-16-2019; Ord. No. 2020-19, § 1, 7-22-2020)

### **8-6-12. HEAVY INDUSTRIAL DISTRICT (HI).**

A. Description and Purpose. This district is intended to permit a wide variety of indoor and outdoor industrial land uses and other land uses not permitted in any other zoning district. This does not mean that all land uses are permitted in this district. Specific performance standards must be met. The HI District also provides space for land uses that have the potential to produce more of a nuisance to adjacent properties; in this district the potential nuisances on adjacent properties are minimized.

B. List of Allowable Principal Land Uses:

- 1. Permitted by Right:
  - Indoor Repair Sales/Service
  - Light Manufacturing/Industrial
  - Heavy Manufacturing/Industrial
  - Indoor Warehouse/Wholesale
  - Public Parks and Open Space
  - Utilities
  - Wireless Communication Facility
- 2. Permitted by Special Use:
  - Agricultural Service
  - Auto Salvage
  - Outdoor Repair Sales/Service
  - Distribution Center
  - Outdoor Storage/Wholesale
  - Waste Related Use
  - Composting Related Use
  - Junkyard/Salvage Yard
  - Extraction
  - Parking Lot (off-site)
  - Rail Transit Station
  - Airport/Heliport

- 
- Rail Yard
  - Sexually Orientated Land Use
  - Non-building mounted solar collectors for export of energy for use by an electrical utility.
  - Adult-use Cannabis Craft Grower
  - Adult-use Cannabis Cultivation Center
  - Adult-use Cannabis Infuser Organization or Infuser
  - Adult-use Cannabis Processing Organization or Processor
  - Adult-use Cannabis Transporting Organization or Transporter
- C. List of Allowable Accessory Uses:
- 1. Permitted by Right:
    - Garden/Tool Shed
  - 2. Permitted by Special Use:
    - Private Recreational Facility
    - Stadiums/Grandstands
    - Mini WECS
- F. List of Allowable Temporary Uses (See Section 8-5-9):
- Contractor's On-site Equipment Storage Facility
  - Contractor's Project Office
  - On-site Real Estate Sales Office
  - General Temporary Outdoor Sales
  - Tents for Special Events
  - Temporary Outdoor Food Stands
  - Re-locatable Building
  - Construction Dumpster
- G. Regulations Applicable to All Uses:
- 1. Landscaping Regulations (See Ch. 10).
  - 2. Performance Standards (See Ch. 10).
  - 3. Signage Regulations (See Ch. 11).
  - 4. Minimum Off-Street Parking Spaces (See Ch. 10).
- H. Density and Intensity Requirements:
- 1. Minimum Zoning District Area: one acre.
  - 2. Maximum number of floors: four.
  - 3. Maximum Lot Coverage: 75 percent.
- I. Bulk Regulations:

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1. Minimum Lot Area: one acre.
  2. Minimum Lot Width: 100 feet.
  3. Minimum Street Frontage: 75 feet.
  4. Primary Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: 25 feet.
    - c. Total of Both Side Lot Lines: 60 feet.
    - d. Rear Lot Line: 30 feet.
  5. Accessory Structure Minimum Setbacks:
    - a. Front Lot Line: 30 feet.
    - b. Side Lot Line: five feet.
    - c. Rear Lot Line: five feet.
  6. Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).
  7. Minimum Building Separation: 20 feet; zero feet along common wall.
  8. Primary Structure Maximum Height: 90 feet.

(Ord. 2012-012, 3-13-2012; Ord. No. 2018-21, § 4, 9-19-2018; Ord. No. 2019-35, § 5, 10-16-2019)