

1. **ACCESSORY BUILDING OR USE**- A subordinate building, or a portion of a main building, the use of which is incidental to that of the main building or to the main use of the premises.
2. **AGRICULTURAL USES, BONA FIDE**-The growing of crops in the open, raising of stock and poultry, forestry, mushroom growing, flower gardening, operation of apiaries and aviaries, nurseries, orchards, fur farms, roadside stands, signs and billboards relating to the sale or use of products produced thereon, and necessary structures and farm dwellings for such uses
3. **ALLEY**- A traffic way dedicated to public use which affords a secondary means of vehicular access to the back or side properties otherwise abutting a street, and which is less than twenty feet wide.
4. **AUTOMOBILE SERVICE STATION**- One or more buildings on premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail, and incidental repair and maintenance may be obtained. Uses permissible at a filling station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in filling stations. A filling station is not a repair garage or body shop. All activities incidental to the sale of gasoline or oil shall be conducted within a building and there shall be no storage or accumulation of equipment or motor vehicles dissolved or otherwise, outside of the principal structure.
5. **AUTOMOBILE WRECKING YARD**-Any place where three or more motor vehicles not in running condition, or the parts thereof, are stored in the open and are not being restored to operation; or any land, building or structure used for the wrecking or storing of such automobiles or the parts thereof.
6. **AUXILIARY USE**-A use customary, incidental and accessory to the permitted use of the lot.
7. **BASEMENT**-A story having part but not more than fifty percent of its height below the average grade of the adjoining ground (as distinguished from a "cellar"). A basement shall be counted as a story for purpose of height measurement.
8. **BILLBOARD**-A type of sign having more than one hundred square feet of display surface which is either erected on the ground or attached to or supported by a building or structure.
9. **BOARD OF APPEALS**- The Zoning Board of Appeals of the City.

10. **BOARDING AND LODGING HOUSE**-A building other than a hotel where meals or sleeping accommodations, or both, are provided for compensation for three, but not more than twenty persons.
11. **BUILDING**-Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind. When a structure is divided into separate parts by unpierced walls extending from the ground up, each part is deemed a separate building.
12. **BUILDING, HEIGHT OF**-The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.
13. **CAR WASH**-A building, or portion thereof, containing facilities for washing more than two automobiles; using production-line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water, equipment or soap for the complete or partial hand-washing of such automobiles, whether by operator or by customer.
14. **CELLAR**-A story having fifty percent or more of its height below the average grade of the adjoining ground. A cellar shall be counted as a story, for purposes of height measurement, only if used for dwelling purposes other than by a janitor or caretaker employed on the premises.
15. **CHILD CARE CENTER**-Any place, home or institution which receives three or more children under the age of sixteen years, and not of common parentage, for care apart from their natural parents, legal guardians or custodian, when received for regular periods of time for compensation.
16. **CITY**-The City of Amboy, Illinois.
17. **CITY CLERK**-The City Clerk of the City.
18. **CITY COUNCIL**-The City Council of the City.
19. **CLINIC**-An establishment where patients who are not lodged overnight are admitted for examination or treatment by a physician and/or practitioners practicing together.
20. **CONSTRUCTED**-Set up, erected, built, raised or moved into place.
21. **DRIVE-IN RESTAURANT OR REFRESHMENT STAND**- Any place or premises principally used for the sale, dispensing or serving of food, refreshments or beverages in automobiles, including those establishments where customers may

serve themselves and may eat or drink the food, refreshments or beverages on or off the premises.

- 22. DWELLING**-Any building or portion thereof, which is designed or used exclusively for residential purposes.
- 23. DWELLING, MULTIPLE FAMILY**-A residential building designed for occupancy by more than two families.
- 24. DWELLING, SINGLE FAMILY**-A building designed for or occupied exclusively by one family.
- 25. DWELLING, TWO FAMILY**-A building designed for or occupied exclusively by two families.
- 26. DWELLING UNIT**-A dwelling which consists of one or more rooms, which are arranged, designed or used as living quarters for one family only.
- 27. ESSENTIAL SERVICES**-The erection, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities for municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.
- 28. FAMILY**-One or more persons related by blood, marriage or adoption, together with his or their domestic servants, maintaining a common household in a dwelling.
- 29. FILLING STATION, GAS STATION, SERVICE STATION**- Any building or premises used for the dispensing, sale or offering for sale at retail of any motor vehicle fuel or oils. When the dispensing, sale or offering for sale is incidental to the conduct of a public garage, the premises is classified as a Public Garage.
- 30. FRONTAGE**-All the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead-ended, then all the property abutting on one side between an intersecting street and the dead end of the street.
- 31. GARAGE, PRIVATE**-An accessory building designed or used for the storage of motor-driven vehicles owned and used by the occupants of the building to which it is an accessory. Not more than one of the vehicles may be a commercial vehicle exceeding two tons capacity.

- 32. GARAGE, PUBLIC**-Any building or premises, except those used as a private or storage garage, used for equipping, repairing, hiring, selling or storing motor-driven vehicles.
- 33. GARAGE, STORAGE**- Any building or premises, used for housing only, of motor-driven vehicles pursuant to previous arrangements, and not to transients, and at which motor vehicles fuels and oils are not sold, and motor-driven vehicles are not equipped, repaired, hired or sold.
- 34. GARBAGE**-Any odors, protrusible or combustible waster materials.
- 35. GARBAGE DISPOSAL**-Collected or community garbage disposal by covered burial or incineration within a fully enclosed building.
- 36. GARBAGE FARMING**-The feeding and storage of community or collected garbage and similar food wastes.
- 37. GROUP OR ROW HOUSE**-A group or row of not more than eight semi-detached single-family dwellings not more than two rooms deep with access to a street as herein defined.
- 38. HOME OCCUPATION**-Any occupation or profession carried on by a member of the immediate family residing on the premises, in connection with which no person is employed other than a member of the immediate family residing on the premises; where there is used no sign other than a non-illuminated name place, not more than one square foot in area or no display used that will indicate from the exterior that the building is being used for any purpose other than that of a dwelling; and where no material or equipment is used which may constitute a hazard, create a nuisance, or interfere with the reception of broadcast signals; where it does not generate traffic or parking congestion; where all material, equipment(except farm machinery), merchandise or work-in-process is wholly enclosed within the dwelling structure or an access building; and where the total area devoted to such use shall not exceed 25% of the area of one floor of the principal building.
- 39. HOTEL**-A building in which and lodging food services are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such, it is open to the public in contradistinction to a boarding house or multiple-family dwelling as herein separately defined.
- 40. INSTITUTION**-A building occupied by a non-profit corporation or a non-profit establishment for public or private use.
- 41. JUNKYARD**- A lot, land or structure or part thereof, used primarily for the collection, storage and sale of waste paper, rags, scrap metal or discarded

materials or for the collection, storage, dismantling and salvaging of machinery or vehicles not in running condition and for the sale of parts thereof. The term “junkyard” shall include auto-wrecking yards.

42. **KENNEL**- Any lot or premise on which are kept on which are kept four or more dogs, more than size months of age for compensation or sale.
43. **LAUNDROMAT**-An establishment providing home type washing, drying or ironing machines for hire to be used by customers on the premises.
44. **LODGING HOUSE**-A building where lodging only is provided for compensation for three or more, but no more than twenty persons.
45. **LOT**- A parcel of land occupied or intended for occupancy by a use permitted in this Ordinance, including one main building together with its accessory buildings, the open spaces and parking spaces required by this Ordinance, and having its principal frontage upon a street.
46. **LOT AREA**- The total horizontal area included within lot lines.
47. **LOT, CORNER**-A lot which has at least two adjacent sides abutting for their full length on a street, provided the interior angle at the intersection of such two sides is less than one hundred thirty-five degrees.
48. **LOT, DEPTH**- The depth of a lot which shall be considered to be the distance between the midpoints of straight lines connecting foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
49. **LOT, DOUBLE FRONTAGE**- A lot having a frontage on two non-intersection streets as distinguished from a Corner Lot.
50. **LOT FRONTAGE**- That dimension of a lot or portion of a lot abutting on a street excluding the side dimension or a corner lot.
51. **LOT, INTERIOR**-Any lot other than a Corner Lot with only one Frontage Street.
52. **LOT OF RECORD**- A lot which is a part of a subdivision, a map of which has been recorded in the Office of the Recorder of Deeds of Lee County, Illinois, or a parcel of land described by meets and bounds, the deed or description of which was recorded in the Office of the Recorder of Deeds of Lee County prior to the adoption of this ordinance.
53. **LOT WIDTH**-The width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot. Where side

lot lines are not continuously parallel or at right angles to the abutting street, the average of the rear and front widths shall be used.

- 54. LOT, ZONING-** A single tract of land located within a single block, which (at the time of filing for a building permit) is designated by its owner or developer as tract to be used, developed or built upon as a unit, under single ownership or control. Therefore a “zoning lot” may or may not coincide with a “lot of record”.
- 55. MOBILE HOME-** A portable or mobile living unit used or designated for human occupancy on a permanent basis. A travel trailer is not to be considered a mobile home.
- 56. MOBILE HOME PARK-** A parcel of land under single ownership which has been designed or improved or intended to be used or rented for occupancy by one or more mobile homes.
- 57. MOTOR COURT OR MOTEL-** A building or group of buildings used primarily for the temporary residence of motorists or travelers.
- 58. MOTOR FREIGHT TERMINAL-** A building in which freight brought by motor truck is assembled and assorted for routing in intrastate or interstate shipment.
- 59. NONCONFORMING USE-**Any building or land lawfully occupied by a use at the time of this Title or amendment thereto, which does not conform after passage of this Title or amendment thereto with the use regulations of the district in which it is situated.
- 60. NURSING HOME OR REST HOME-** A home for the aged, chronically ill or incurable persons in which three or more persons not of immediate family are received, kept and provided with food and shelter and care for compensation, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis, treatment or care of the sick or injured.
- 61. PARKING SPACE-** An all-weather surfaced area enclosed in the main building, accessory building or unenclosed sufficient in size to store one standard vehicle, and if the space enclosed comprising an area of not less than 140 square feet, and if unenclosed, 20 feet by 10 feet with an all-weather surface permitting satisfactory ingress and egress of an automobile.
- 62. PLANNING AND ZONING BOARD-**The Planning and Zoning Board of the City of Amboy, consisting of citizens appointed by the Mayor of the City of Amboy, and whose term shall be perpetual, until and at which time the Mayor accepts resignations, removes members, or appoints any person to the Planning and Zoning Board. The Planning and Zoning Board of the City of Amboy shall not exceed five members, but may be as few as three members.

- 63. SIGN-** A name, identification, description, display or illumination which is affixed to, or represented directly or indirectly upon a building, structure or piece of land, and which directs attention to an object, product, place, activity, person, institution, organization or business. However, a “sign” shall not include any display of official court or public office notices nor shall it include the flag, or emblem of a nation, political unit, school or religious group.
- 64. SIGN, OFF-SITE.** - A sign other than an “on-site” sign.
- 65. SIGN, ON-SITE-**A sign relating in its subject matter to the premises on which it is located or to products, accommodations, services or activities on the premises. On-site signs do not include billboards.
- 66. STORY-**That portion of a building located between the upper surface or any floor and the upper surface of the floor next above, or the ceiling or roof next above such floor; provided that, for the purposes of determining the required dimensions of yards and courts, when the average story height of a building exceeds twelve feet, each twelve feet or fraction thereof of the total building height shall be considered a separate full story or fractional story respectively, except the first story which may be fifteen feet high.
- 67. STORY-HALF-**A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four feet above the floor of such story; provided, however, that any partial story used for residence purposes, other than a janitor or caretaker and his family, shall be deemed a full story.
- 68. STREET-**A general term used to describe a public right of way which is twenty feet or more and provides a channel for vehicular and pedestrian movement and may provide for vehicular and pedestrian access to properties adjacent to it, and which may also provide space for the location of utilities, both above and below ground. The word “street” shall include the meanings of road, highway and thoroughfare.
- 69. STREET LINE-** A dividing line between a lot, tract or parcel of land and contiguous public street right of way.
- 70. STRUCTURE-**Anything construed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, billboards and poster panels.
- 71. TOURIST COURT OR MOTEL-**An area containing one or more structures designed for sleeping or sleeping/dining accommodations for transients in which not more than one unit may be permanently occupied and that restricted to the

family of the owner or operator of the establishment; the remainder of the units being limited to transient occupancy, not to exceed 30 days in any calendar year for any one person or family group.

- 72. TRAVEL TRAILER-** A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight feet and a length not to exceed twenty-four feet.
- 73. TRAILER COURT, MOBILE HOME, OR TRAILER PARK-** A plot of ground upon which one or more occupied trailer coaches is located.
- 74. YARD-**A required open space at grade occupied and unobstructed by any structure or portion of a structure, other than projections of uncovered steps, uncovered balconies, or uncovered porches; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height and visibility requirements. In measuring a yard for the purpose of determining the width of a side yard, depth of a front yard or rear yard, the minimum horizontal distance between the lot line and the main building shall be used.
- 75. YARD, FRONT-**An open space extending the full width of the lot between the front lot line, unoccupied and unobstructed from the ground upward, except as hereinafter specified.
- 76. YARD, REAR-**An open space extending the full width of a lot between a building and the rear lot line, unoccupied and unobstructed from the ground upward, except as hereinafter specified.
- 77. YARD, SIDE-** An open space extending from the front yard to the rear yard between a building and the side lot line, unoccupied and unobstructed from the ground upward, except as hereinafter specified.
- 78. ZONING OFFICER-** The person appointed to occupy the office created herein, in which office is vested the chief administrative and enforcement duties as outlined in the Title.

CHAPTER 2
ZONING DISTRICTS

SECTION:

- I.** Establishment of districts
- II.** Zoning Map
- III.** Rules for Interpretation of District Boundaries
- IV.** Annexed Territory
- V.** Variance

- I.** Establishment of Districts:
For the purpose of this Title, the City is hereby organized into the following zoning districts.

- A.** Residence districts:

- 1. Single family residence district
 - 2. One and two family residence district
 - 3. General and multiple family residence district

- B.** Commercial districts:

- 1. Neighborhood commercial district
 - 2. General commercial district

- C.** Service district

- D.** Industrial districts

- 1. Light industrial district
 - 2. Heavy industrial district

- E.** Conservation district

- II.** Zoning Map:

The location and boundaries of the zoning districts established by this Title are set forth on the map entitled “Zoning Map”, which is herein made a part of this Title. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this title as though fully set forth and described herein.

- III.** Rules for interpretation of district boundaries:

Where uncertainty exists with respect to the precise location of any of the aforesaid districts shown on the Zoning Map, the following rules shall apply:

- A. Boundaries shown as following or approximately following streets, highways of alleys shall be construed to follow the centerlines of such streets, highways or alleys;
- B. Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines;
- C. Boundaries shown as following or approximately following platted lot lines or other property lines, shall be construed to be said boundary lines;
- D. Boundaries shown as following or approximately following the centerlines of streams, rivers or other continuously flowing water courses shall be construed as following the channel centerline of such water courses taken at a mean low water mark;
- E. Boundaries shown as following or approximately following the City limits shall be construed as following such limits;
- F. Where the application of the aforesaid rules leaves reasonable doubt as to the boundaries between the two districts, the regulations of the more restrictive district shall govern the entire parcel in question, unless otherwise determined by the Board of Appeals in accordance with their powers as delineated in the zoning laws of the City of Amboy;
- G. Whenever any street, alley or other public easement is vacated, the district classification of the property to which the vacated portions of land accrue shall become the classification of the vacated land.

IV. Annexed Territory:

All territory which may hereafter be annexed to the City shall be classified automatically as being an R-1 One Family Residence District until such classification shall have been changed by amendment to this Title, as provided hereafter or unless otherwise designated at the time of annexation.

V. Variance:

The Zoning Board reserves the right to grant a land owner a variance which, in the Board's opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property and the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and an affirmative vote by a majority of the Council at a scheduled City Council meeting.

CHAPTER 3

GENERAL PROVISIONS

SECTION:

- I. Compliance Required for Structure and Uses
- II. Minimum Street Frontage; Lot and Building Requirements
- III. Accessory Buildings
- IV. Open Space, Area
- V. Conversion of Dwellings
- VI. Traffic Visibility Across Corner Lots
- VII. Essential Services
- VIII. Validity of Existing Building Permits
- IX. Fences Erected Around Pool
- X. Variance

- I. Compliance Required For Structures and Uses:
Except as hereinafter provided, no building, structure or land shall be erected, constructed or reconstructed, occupied, moved, altered or repaired, except in conformity with the regulations herein specified for the class of district in which it is located.
- II. Minimum Street Frontage; Lot and Building Requirements:
 - A. Minimum Street Frontage: No lot shall be created after the adoption of this Title unless it abuts at least twenty feet on a public street.
 - B. Lot of Record; In any residence district on a lot of record at the time of enactment of this Title, a single-family dwelling may be established regardless of the size of the lot, provided all other requirements of this Title are complied with. However, where two or more vacant and contiguous substandard recorded lots are held in common ownership, they shall be combined into zoning lots and shall thereafter be maintained in common ownership and shall be so joined and developed for the purpose of forming an effective and conforming zoning lot. For the purpose of this Section, the razing of a building on a substandard lot shall constitute the formation of a vacant lot.
 - C. Number of Buildings on a Zoning Lot: Except in the case of planned developments, not more than one principal detached residential building shall be located on a zoning lot, nor shall a principal detached residential building be located on the same zoning lot with any other principal buildings.

III. Accessory Buildings:

A. Time of Construction: No accessory building or structure shall be constructed on Any lot prior to the time of construction of the principal building to which it is Accessory.

B. Percentage of Required Yard Occupied: No detached accessory building or buildings shall occupy more than fifty percent of the area of a required yard.

C. Height of Accessory Buildings: No detached accessory building or structure shall exceed the height of the principal building or structure.

D. Location on Lot: No accessory building shall be erected in any front yard. Accessory Buildings shall be no closer than five feet from all lot lines of adjoining lots which are in any R District and at least six feet from alley lines.

IV. Open Space Area: No lot, yard, court, parking area or other open space shall be so reduced in area or dimension as to make any such area or dimension less than the minimum required by this Title, and if already less than the minimum required, it shall not be further reduced. No required open space provided about any building or structure shall be included as part of any open space required for another building or structure.

V. Conversion of Dwellings: The conversion of any buildings into a dwelling, or the conversion of any dwelling so as to accommodate an increased number of dwelling units or families, shall be permitted only with a district in which a new building for similar occupancy would be permitted under this Title, and only when the resulting occupancy will comply with the requirements governing new construction in such district with respect to minimum lot size, lot area per dwelling unit, dimensions of yards and other open spaces, and off-street parking. Each conversion shall be subject also to such further requirements and may be specified hereinafter within the chapter applying to such districts.

VI. Traffic and Visibility Across Corner Lots: On a corner lot in all districts, there shall be no obstruction to traffic visibility within twenty-five feet of the intersection of the two street property lines of the corner lot.

VII. Essential Services: Essential services shall be permitted as authorized and regulated by law and other ordinances of the community, it being the intention hereof to exempt such essential services from the application of this Title.

VIII. Validity of Existing Building Permits: Nothing herein contained shall require any change in the overall layout, plans, construction, size or designated uses of any development, building, structure or part thereof, for which the official approvals and required building permits have been granted before the enactment of this Title, the construction of which, conforming with such plans, shall have been started prior to

the effective date of this Title and the completion thereof carried on in a normal manner within the subsequent six months period, and not discontinued until completion, except for reasons beyond the builder's control.

CHAPTER 4

RESIDENCE DISTRICTS R-1 One Family Residence District

SECTION:

- I. General Description
- II. Principal Uses Permitted
- III. Uses Permitted on Review
- IV. Accessory Uses Permitted
- V. Height Regulations
- VI. Lot Area, Frontage and Yard Requirements
- VII. Variance

- I. General Description: This is the most restrictive residential district. The principal use of land is for single-family dwellings and related recreational, religious and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from encroachment of uses, which are not appropriate to a residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.
- II. Principal Uses Permitted: Property and buildings in an R-1 One-Family Residence District shall be used only for the following purposes: Agricultural crops, but not the raising of farm animals. Essential services are defined in Chapter 3 of this Title.

One – family detached dwellings.

- III. Uses Permitted on Review: The following principal uses may be permitted on review by the Board of Appeals in accordance with the provisions contained herein:

Branch telephone exchange, transformer station, and booster or pressure regulating station, without service yard storage.

Cemeteries. Child Care Center. Church or Temple

Country Club, golf course, swimming club, tennis court and similar recreational uses; provided, that any principal building or swimming pool shall be located not less than one hundred feet from any lot in any R District.

Customary incidental home occupations such as handicraft, dress-making, millinery, preserving, beauty parlor and barber shop, carried on solely by resident occupants within their residence, subject to the following provisions: that not more than one room is used for such purpose by any resident family;

that no such use shall require internal or external alterations or involve construction features or the use of mechanical equipment not customary in dwellings; that anything not produced on the premises is sold or offered for sale; and no display of goods for services pertaining to such is visible from the street.

Municipal Administrative or public service building or properties, except such cases as storage yard, warehouse, garage, or other uses customarily conducted as gainful business.

Office of a physician; dentist, lawyer, architect, or engineer within his dwelling, provided such is not operated as the principal office.

Park, playground and community center.

Public Library and similar public culture uses.

Public school or school offering general educational courses the same as ordinarily given in public schools.

IV. Accessory Uses Permitted:

Accessory uses customarily incidental to a permitted principal use on the same lot therewith, including;

Private garages or parking areas.

V. Height Regulations:

No building or structure may exceed three stories or thirty-five feet in height.

VI. Lot Area, Frontage and Yard Requirements

A. Lot Area: Each lot shall have a minimum lot area of seven thousand five hundred (7,500) square feet.

B. Frontage and Yard Requirements: The following minimum requirements shall be observed:

1. 1 ½, 2 stories:

| | |
|------------------------|--------|
| Lot Width: | 50 ft. |
| Front Yard Depth | 25 ft. |
| Side Yard, Least Width | 5 ft. |
| Rear Yard Depth | 30 ft. |

2. ½, 3 stories:

| | |
|------------|--------|
| Lot Width: | 65 ft. |
|------------|--------|

| | |
|------------------------|--------|
| Front Yard Depth | 25 ft. |
| Side Yard, Least Width | 25 ft |
| Side Yard, Least Width | 8 ft |
| Rear Yard Depth | 30 ft |

Rear yard minimum depth requirement in case of a corner lot shall be five feet.

VII. Variances:

The Zoning Board reserves the right to grant a landowner a variance, which in the Board's opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property any the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and an affirmative vote by a majority of the Council at a scheduled City Council meeting.

IX. Fences Erected Around Pool:

Any man-made pool or swimming facility with a water depth of 2 feet or more, when full, shall have erected around it a fence of sturdy material standing at least 4 feet high from the ground. These fences may be of wood, metal, cyclone fencing or any material that conforms with local zoning. The fence must be able to deter entry to the pool by easily accessible means.

X. The Zoning Board reserves the right to grant a landowner a variance, which, in the Board's opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property and the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and an affirmative vote by a majority of the Council at a scheduled City Council meeting.

CHAPTER 5

RESIDENCE DISTRICTS

R-2 One and Two-family Residence District

SECTION:

- I. General Description
- II. Principal Uses Permitted
- III. Uses Permitted on Review
- IV. Accessory Uses Permitted
- V. Height Regulations
- VI. Lot Area
- VII. Variance

I. General Description: This is a residential district to provide for slightly higher population density but with basic regulations similar to the R-1 District. The principal use of land is for single and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities through consideration of the proper functional relationship of the different uses.

II. Principal Uses Permitted: Property and buildings in an R-2 One and Two-Family Residence District shall be used only for the following purposes:

Any use permitted in the R-1 One-Family Residence District.

Two-Family Dwelling.

III. Uses Permitted on Review: The following principal uses may be permitted on review by the Board of Appeals in accordance with the provisions contained herein:

Any use permitted on review in the R-1 One-Family Residence District.

Parking areas accessory to a use in an adjoining less restricted district when abutting or directly across an alley, subject to the applicable conditions contained herein and such further conditions as may be stipulated by the Board of Appeals.

Private clubs or lodges, except whose chief activity is a service customarily carried on as a business, provided any building is located not less than twenty feet from any lot in any R District.

IV. Accessory Uses Permitted:

Accessory uses customarily incidental to a permitted principal use on the same lot therewith, including:
 Accessory uses permitted in the R-1, One-Family Residence District.

V. Height Regulations: No Building or structure shall exceed three stores or thirty-five feet in height.

VI. Lot Area, Frontage and Yard Requirements:

- A. Lot Area: Each One-Family residence shall be located on a lot containing at least seven thousand five hundred square feet, and each structure containing more than one family shall be located on a lot having at least four thousand square feet for each family.
- B. Frontage and Yard Area Requirements: The following minimum requirements shall be observed:

| Single-Family | Lot Width | Front Yard Depth | Side Yard Least Width | Rear Yard Depth |
|---------------------|-----------|------------------|-----------------------|-----------------|
| 1, 1-1/2, 2 stories | 50 ft. | 25 ft. | 5 ft. | 30 ft. |
| 2-1/2, 3 stories | 65 ft. | 25 ft. | 8 ft. | 30 ft. |
| Duplex | 75 ft. | 25 ft. | 8 ft. | 30 ft. |

- Rear yard minimum depth requirement in the case of a corner lot shall be five feet (Ord. 83-3, 2-22-83)

VIII. Variances:

The Zoning Board reserves the right to grant a landowner a variance, which in the Board’s opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property any the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and an affirmative vote by a majority of the Council at a scheduled City Council meeting.

CHAPTER 6

RESIDENCE DISTRICTS

R-3 GENERAL AND MUTIPLE-FAMILY RESIDENCE DISTRICT

SECTION:

- I. General Description
- II. Principal Uses Permitted
- III. Uses Permitted on Review
- IV. Accessory Uses Permitted
- V. Height Regulations
- VI. Lot Area, Yard Requirements and Floor Area Ratio
- VII. Variance

I. General Description:

This is a residential district to provide for medium and high population density. The principal use of land may range from single-family to multiple-family dwelling units including duplex and four plex units. Certain uses are permitted which are more compatible functionally with intensive residential uses than with commercial uses. The recreational, religious and educational facilities normally required to provide an orderly and attractive residential area are included. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each use permitted in the district.

II. Principal Uses Permitted:

Property and buildings in an R-3 General Residence District shall be used only for the following purposes:

Any use permitted in the R-2 One and Two-Family Residence Districts.

Boarding and lodging houses.

Dwellings for any number of families.

III. Uses Permitted on Review:

The following principal uses may be permitted on review by the Board of Appeals in accordance with the provisions contained herein:

Any use permitted on review in the R-2 One and Two-Family Residence District.

Hospitals, sanatoriums, nursing homes.

Institutions of a religious, educational or philanthropic nature.

Mobile home parks subject to all other applicable codes and ordinances.

Physicians’ and dentists’ offices and private clinics for human care; professional offices of architects, engineers, lawyers, and the like; barber and beauty shops; offices devoted to real estate, insurance, management and similar enterprises when not displaying or handling merchandise on the premises. The buildings permitted under this subsection shall be of a design and location compatible with the permitted residential uses.

Public and private schools for academic instruction, including dormitories.

IV. Accessory Uses Permitted:

Accessory uses customarily incidental to a permitted principal use on the same lot therewith, including:

Accessory uses permitted in the R-2 One and Two-Family Residence District.

V. Height Regulations:

No building or structure shall exceed six stories or seventy-five feet in height.

VI. Lot Area, Frontage, Yard Requirements and Floor Area Ratio:

A. Lot Area: Each structure shall be located on a hundred square feet. Each structure containing more than one family shall be located on a lot having an area of two thousand square feet for each family.

B. Frontage and Yard Requirements: The following minimum requirements shall be observed:

Frontage and yard Requirements Table:

| | Lot Width | Front Yard Depth | Side Yard Least Width | Side Yard Sum of Widths | Rear Yard Depth |
|-----------|-----------|------------------|-----------------------|-------------------------|-----------------|
| 1 story | 50 ft. | 25 ft. | 5 ft. | 12 ft. | 30 ft. |
| 2 stories | 52 ft. | 27 ft. | 5 ft. | 12 ft. | 30 ft. |
| 3 stories | 55 ft. | 30 ft. | 7 ft. | 15 ft. | 35 ft. |
| 4 stories | 65 ft. | 30 ft. | 9 ft. | 20 ft. | 40 ft. |
| 5 stories | 75 ft. | 30 ft. | 11ft. | 25 ft. | 45 ft. |
| 6 stories | 85 ft | 30 ft | 13ft. | 30 ft. | 50 ft. |

- C. Floor Area Ratio (FAR): This is a ratio of building size to the area of the lot. The maximum FAR being 1.5. The formula to determine is as follows:

$$\text{FAR} = \frac{\text{Sum of Gross Floor Area}}{\text{Lot Area}}$$

VII. Variances:

The Zoning Board reserves the right to grant a land owner a variance which, in the Board's opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property and the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and an affirmative vote by a majority of the Council at a scheduled City Council meeting.

CHAPTER 7

COMMERCIAL DISTRICTS

C-1 LIGHT COMMERCIAL DISTRICT

SECTION:

- I. General Description
- II. Principal Uses Permitted
- III. Uses Permitted on Review
- IV. Accessory Uses Permitted
- V. Height Regulations
- VI. Lot Area, Frontage, Yard Requirements and Floor Area Ratio
- VII. Variance

- I. General Description: This commercial district is for the conduct of retail trade and personal service enterprises to meet the regular needs and for the convenience of the people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational and educational uses, more restrictive requirements for light, air, open space, and off-street parking are made than are provided in other commercial districts.
- II. Principal Uses Permitted: Property and buildings in a C-1 Light Commercial District shall be used only for the following purposes:

Any use permitted in the R-3 General Residence District and any use permitted on review in the R-3 General Residence District, except that all dwellings shall be located above the ground floor.

Antique Shop, Appliance store, Art and school supply store, Bank and other financial institutions, Barber shop, beauty parlor, book or stationary store, camera shop, candy store, community center, dairy products or ice cream store, drug store or pharmacy, florist shop, food store, grocery store, meat market, bakery, delicatessen, gift shop, hardware store, jewelry store, municipal administrative or public service office, music and dancing studio, optometrist sales and services, photographer or artist studio, physicians and dentist office and private clinic for human care, professional and business office, public library and similar public culture use. Restaurant, except drive-in restaurant, self-service laundry or dry cleaning, shoe repair shop, storage facility for private use, tailor shop, toy store, variety store, wearing apparel store.

Any other use determined by the Board of Appeals to be of the same general character as the foregoing uses permitted on review.

III. Uses Permitted on Review: The following principal uses may be permitted on review by the Board of appeals in accordance with provisions contained herein:

- Automobile service station.
- Motel
- Private Club or lodge

Any other use determined by the Board of Appeals to be of the same general character as the foregoing uses permitted on review.

IV. Accessory Uses Permitted:
Accessory uses customarily incidental to any permitted principal use.

V. Height Regulations:
No building or structure shall exceed three stores or thirty-five feet in height.

VI. Lot Area, Frontage, Yard Requirements and Floor Area Ratio:
A. Lot Area: Each structure containing a dwelling unit shall be located on a lot containing seven thousand five hundred square feet. Each structure containing more than one family shall be located on a lot having an area of two thousand square feet for each family.
B. Frontage and Yard Requirements: The following minimum requirements shall be observed:

Frontage and Yard Requirements Table:

Permitted Uses:

| | |
|-------------------|--|
| Lot Width: | None |
| Front Yard Depth: | 25 ft. |
| Side Yard Depth: | Except where adjoining an R District, then same as The least width required in that R District |
| Rear Yard Depth: | 10 ft. except where adjoining an R District, then Same as required in that district. |
| * Side Yard | 10 ft. (No side yard required when building has fire wall provided, except where joining an R District.) |

C. Floor Area Ratio (FAR): This is a ratio of building size to the area of the lot. The maximum FAR being 1.0. The formula to determine is as follows:
$$\text{FAR} = \frac{\text{Sum of Gross Floor Area}}{\text{Lot area}}$$

- VII. Variances: The Zoning Board reserves the right to grant a land owner a variance which, in the Board's opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property and the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and an affirmative vote by a majority of the Council at a scheduled City Council meeting.

CHAPTER 8

COMMERCIAL DISTRICTS

C-2 GENERAL COMMERCIAL DISTRICT

SECTION:

- I. General Description
- II. Principal Uses Permitted
- III. Uses Permitted on Review
- IV. Accessory Uses Permitted
- V. Height Regulations
- VI. Lot Area, Frontage and Yard Requirements
- VII. Screening Required
- VIII. Variance

- I. General Description: This commercial district is designed to accommodate the needs of a larger consumer population than is served by the C-1 Neighborhood Commercial District, thus a wider range of services and goods is permitted for both daily and occasional shopping and service needs. Persons living in the community and in the surrounding trade territory require direct and frequent access.
- II. Principal Uses Permitted: Property and buildings in a C-2 General Commercial District shall be used only for the following purposes:

Any use permitted in the C-1 Neighborhood Commercial District.

Amusement establishments, including: bowling alleys, miniature golf course, practice golf range, pool halls, dance halls, swimming pools, skating rinks, archery ranges, shooting galleries, and similar amusement facilities.

Animal Hospitals and kennels.

Auctions Rooms

Automobile Service Station

Bicycle sales, rental and repair store

Boat sales

Branch telephone exchange, transformer station, and booster or pressure regulating station without service yard storage

Bus terminal

Business or trade school

Car wash

Contractor or construction office or shop

Department store

Drive-in restaurant

Farm implement sales

Feed and seed sales
Frozen food locker
Fuel and oil sales
Furniture repair and upholstery
Garages for storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding.
Garden supply store
Greenhouses and nurseries
Hotel, motel, or other tourist-lodging establishment
Laboratories- medical and dental
Laundry and dry cleaning shop
Locksmith shop
Machinery shop
Monument sales
Mortuary
Motor vehicle and mobile home sales, not including junkyards
Parking lots and garages
Pet shop
Physical culture and health services-gymnasiums, reducing salons, massage salons, and public baths
Printing, publishing engraving or lithographing shop
Private club or lodge
Produce market
Storage warehouses
Theaters, indoor

Any other uses determined by the Board of Appeals to be of the same general character as the foregoing permitted uses, but not including any use that may become noxious or offensive in a C-2 District.

III. Uses Permitted on Review:

The following principal uses may be permitted on review by the Board of Appeals in accordance with provisions contained herein:

Contractors and construction storage yard.

Model home and garage displays

Stadium and auditorium

Theatre, drive-in

Any other use determined by the Board of Appeals to be of the same general character as the foregoing uses permitted on review, but not any use which may become noxious or offensive in a C-2 District.

- IV. Accessory Uses Permitted: Accessory uses customarily incidental to any permitted principal use.
- V. Height Regulations: No buildings or structure shall exceed three stories or forty-five feet in height.
- VI. Lot Area, Frontage and Yard Requirements:
 - A. Lot Area: Each structure containing a dwelling unit shall be located on a lot containing seven thousand five hundred square feet. Each structure containing more than one family shall be located on a lot having an area of two thousand square feet for each family.
 - B. Frontage and Yard Requirements: The following minimum requirements shall be observed:

Permitted Uses:

Lot Width: None

Front Yard
Depth: None

Side Yard
Widths: Except where adjoining an R District, then same as the Least width required in that R District

Rear Yard
Depth: 10 ft. except where adjoining an R District, then same as Required in that district

Side Yard 10ft. (No side yard required when building has firewall Provided, except where joining an R District).

- VII. Screening: Newly established or newly expanding commercial uses which are adjacent or backing on existing residential properties shall provide within the commercial property along that adjacent property line, a properly maintained fence, dense hedge, tree row, or other suitable landscape device to visually screen the commercial area from such adjacent residential area. Said screening shall be a minimum of six feet high and shall act as an effective buffer and noise barrier on a year-round basis. If plantings are used, they shall be of a type that matures within three years and spaced such that at maturity they equally provide opaque screening.

VIII. Variance: The Zoning Board reserves the right to grant a land owner a variance which, in the Board's opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property and the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and an affirmative vote by a majority of the Council at a scheduled City Council meeting.

CHAPTER 9
SERVICE DISTRICT

SECTION:

- I. General Description
- II. Principal Uses Permitted
- III. Uses Permitted on Review
- IV. Accessory Uses Permitted
- V. Height Regulations
- VI. Lot Area, Frontage and Yard Requirements
- VII. Screening Required
- VIII. Variance

I. General Description

This district is designed to furnish area served by the General Commercial District with necessary services and goods not allowed in the General Commercial District because they are incompatible with the uses permitted in the General Commercial District.

II. Principal Uses Permitted:

Property and buildings in a C-S Service District shall be used only for the following purposes:

Any use permitted in C-1 and C-2 Districts.

Accessory uses

Animal Hospitals

Animal pounds

Artisans and ceramics and nonferrous metals

Auction rooms

Automatic laundries

Auto service stations, including minor services customarily incidental thereto, facilities for chassey and gear lubrication and vehicle washing, but not including the sale of vehicles, new or used.

Blue printing and photocopying establishments

Boat sales

Building material establishments, dimension lumber, millwork, cabinets and other building materials provided that no millings, planing, jointing or manufacture of millwork shall be conducted on the premises.

Cartage and express facilities providing storage of goods, motor trucks and other equipment, if in enclosed structures.

Casket and casket supplies

Catering establishments

Clothing and costume rental shops

Clubs and lodges: private, fraternal, or religious

Contractors or construction offices and jobs such as building, concrete, electrical, masonry, painting, plumbing, refrigeration and roofing.

Dog kennels

Dry cleaning and laundry establishments employing not more than ten persons in addition to office help, and owner or manager.

Drive-in type food and beverage sales

Employment agencies

Exterminating shops,

Food stores.

Fuel and ice sales.

Garages, public for storage, repair and servicing of automobiles and trucks, including body repair and painting, but not including auto wrecking yards.

Green houses and /or nurseries.

Ice storage limited to five tons capacity.

Linens, towels, diapers and similar supply services.

Live bait stores.

Machinery sales, including farm machinery sales.

Mail order houses.

Meat markets, including the sale of meats and meat products to restaurants, hotels, clubs or other similar establishments when conducted as a part of the retail business on the premises.

Monument sales.

Motels.

Motorcycle sales.

Motor vehicle and equipment sales and service.

Municipally owned community centers.

Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.

Open sales lots.

Outdoor areas where outdoor merchandise, machinery or equipment may be displayed and orders taken, but no regular delivery of large or heavy items shall be made there from.

Packaging and crating.

Pawn shops

Pet shops

Plumbing showroom and shops

Poultry- live, slaughtering, and retail sales

Printing and publishing establishments having not more than 25 employees other than office and building service employees.

Recording studios

Research laboratories

Riding academics and public stables

Seed processing establishments

Sheet metal shops

Warehousing and wholesale establishments

Theaters (not outdoor)

Trailer sales

Undertaking establishments and funeral parlors

III. Uses Permitted On Review

A. Electric and telephone substations and other governmental and utility service uses.

B. Drive-in theaters

C. Mobile homes and trailer courts provided that the water and sanitary facilities furnished conform to the requirements of the State of Illinois Health Department.

D. Recreation and amusement establishments, including archery ranges, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, skating rinks, golf driving ranges, miniature railroads, merry-go-rounds and other mechanical rides.

IV. Accessory Uses Permitted:

Accessory uses customarily incidental to any permitted principal use.

V. Height Regulations:

No building or structure shall exceed forty-five feet (45') in height.

VI. Lot Area, Frontage, and Yard Requirements

A. Lot Area: Each structure containing a dwelling unit shall be located on a lot containing seven thousand five hundred (7,500) square feet. Each structure containing more than one family shall be located on a lot having an area of two thousand (2,000) square feet for each family.

B. Frontage and Yard Requirements: The following minimum requirements shall be observed:

Permitted Uses:

| | |
|----------------------|--|
| Lot Width: | None |
| Front Yard Depth: | None |
| Side Yard Depth: | Except where adjoining an R District, then same as the least width required in that R District |
| Rear Yard Depth: | 10 ft. except where adjoining an R District, then same as required in that district. |
| * Side Yard | 10 ft. (No side yard required when building has fire wall provided, except where joining an R District.) |

VII. Screening:

Newly established or newly expanding commercial uses which are adjacent to or backing on existing residential properties shall provide within the commercial property along that adjacent property line, a properly maintained fence, dense hedge, tree row, or other suitable landscape device to visually screen the commercial area from such adjacent residential area. Said screening shall be a minimum of six feet (6') high and shall act as an effective buffer and noise barrier on a year-round basis. If plantings are used, they shall be of a type that matures within three (3) years and spaced such that at maturity they equally provide opaque screening.

VIII. Variance:

The Zoning Board reserves the right to grant a land owner a variance which, in the Board's opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property and the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and an affirmative vote by a majority of the Council at a scheduled City Council meeting.

CHAPTER 10

LIGHT INDUSTRIAL DISTRICT

SECTION:

- I. General Description
- II. Principal Uses Permitted
- III. Uses Permitted on Review
- IV. Accessory Uses Permitted
- V. Height Regulations
- VI. Lot Area, Frontage and Yard Requirements
- VII. Screening Required
- VIII. Parking Regulations
- IX. Variance

I. General description:

The regulations as set forth in this Article, or set forth elsewhere in this Ordinance, when referred to in this Article, are district regulations in the Light Industrial Districts.

II. Principal Uses Permitted:

Within any Light Industrial District no building, or structure, or premises shall be used, arranged or designed to be used, except for one or more of the following uses:

Any use permitted in a General Commercial District.

Appliance repair

Bakeries

Bottling works

Catering

Coal, coke or wood yard, but only where the material is stored in a building or screened against ground level view from any point within 500 feet.

Dyeing and cleaning establishments.

Electric repairs

Farm equipment sales

Agriculture, but not including the disposal or feeding of garbage.

Filling stations

Food lockers

Grain elevators

Laundries

Laundry and cleaning pickup.

Milk distributing and / or milk processing plants, but not for the manufacturing of cheese.

Offices

Outdoor advertising

Painting shop

Parking lot

Tailor shop

Tire repair

Industrial and manufacturing plants where the process of manufacturing or treatment of materials is such that:

- A. No noise from the operations (other than that emanating from vehicular traffic), either continuous or intermittent, shall be detectable at the boundary line of any Residence District, and
- B. No toxic matter, noxious smoke or gas, and no odor or particular matter detectable beyond the lot lines shall be emitted, and
- C. No vibrations shall be detectable beyond the lot lines, and
- D. No glare or heat shall be detectable beyond the lot lines, and
- E. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon any Residence District or into public streets or parks. Where the operations are conducted in one or more buildings and no more than 10 percent of the lot or tract is used for the open storage of products, materials or

equipment, and screened against ground level view from any point within 500 feet.

III. Uses Permitted on Review:

- A. Electric and telephone substations and other governmental and utility service uses.
- B. Drive- in theatres
- C. Mobile homes and trailer courts provided that the water and sanitary facilities furnished conform to the requirements of the State of Illinois Health Department.
- D. Recreation and amusement establishments, including archery ranges, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, skating rinks, golf driving ranges, miniature railroads, merry-go-rounds and other mechanical rides.

IV. Accessory Uses Permitted:

Accessory uses customarily incidental to any permitted principal use.

V. Height Regulations:

Except for grain elevators, no buildings shall exceed 55 feet in height.

VI. Lot Area, Frontage, and Yard Requirements

- A. Yard requirements: No buildings or structures shall be erected within 65 feet of the right-of-way line of any public street or if any district boundary line, nor within 15 feet of any lot line, unless at the time of passage of this ordinance 40 percent or more of the frontage on the same side of the street between two intersecting streets is improved with buildings that have observed a setback line with less depth, in which case no building shall project beyond the average setback so established.
- B. Ground Area: The maximum ground area that may be occupied by structures shall not exceed 60 percent of the total area of the lot or tract.

VIII. Screening Required:

Newly established or newly expanding commercial uses which are adjacent or backing on existing residential properties shall provide within the commercial property along that adjacent property line, a properly maintained fence, dense hedge, tree row, or other suitable landscape device to visually screen the commercial area from such adjacent residential area. Said screening shall be a

minimum of six feet high and shall act as an effective buffer and noise barrier on a year-round basis. If plantings are used, they shall be of a type that matures within three years and spaced such that at maturity they equally provide opaque screening.

IX. Parking Regulations:

- A. Parking space shall be provided on the lot or in a building on the lot at the rate of one parking space for each three persons employed on any one shift by any industrial or manufacturing establishment permitted in this district. Access to adjoining public streets shall be limited to that reasonably necessary for the operation of the business involved and shall be indicated on the plot plan when permits for construction or use are sought. Additional access shall not be provided except through additional permit.
- B. Uses permitted in the Light Industrial Districts which are also permitted in the General Commercial Districts shall observe the parking regulations specified in VIII. A. above.

X. Variance:

The Zoning Board reserves the right to grant a land owner a variance which, in the Board's opinion, promotes the benefit of land ownership as well as the safety and health of the surrounding property and the City as a whole. Such variance shall only be applicable following publication, hearing of the Zoning Board, recommendation to the City Council and affirmative vote by a majority of the Council at a scheduled City Council meeting.

CHAPTER 11

HEAVY INDUSTRIAL DISTRICT

SECTIONS:

- I. General Description
- II. Principal Uses Permitted
- III. Uses Permitted on Review
- IV. Accessory Uses Permitted
- V. Height Regulations
- VI. Lot Area, Frontage and Yard Requirements
- VII. Screening Required
- VIII. Parking Regulations
- IX. Variance

I. General Description:

The regulations set forth in this chapter, or set forth elsewhere in this ordinance, when referred to in this chapter, are the district regulations in the Heavy Industrial Districts.

II. Principal Uses Permitted:

Within any Heavy Industrial District no building, structure or premises shall be used, arranged or designed to be used, except for one or more of the following uses:

Any use permitted in the Light Industrial District.

Where all operations are carried on in such a manner to eliminate or minimize gas fumes, odors, dust, smoke, noise, vibration, waste materials, explosive and fire hazards, and other similar hazards or nuisances, the following uses are also permitted in the Heavy Industrial District:

Acid manufacture.
Alcohol manufacturing
Ammonia, chlorine, bleaching powder manufacture
Animal reduction plant
Arsenals
Asphalt manufacture or refining
Auto wrecking yard, if surrounded by a screen against ground level view from any point within 500 feet.
Bag Cleaning
Blast Furnace
Boiler works
Breweries

Brick, tile or terra cotta manufacture
Cement, lime ore gypsum or plaster of paris manufacture.
Cheese manufacture
Coke Ovens
Creosote manufacture or treatment
Disinfectant manufacture
Distillation of bones, coal or wood
Distilleries
Domestic garbage and refuse incinerators or reduction works
Dyestuff manufacture
Explosive or fireworks manufacture or storage
Farming, but not including the disposal or feeding of garbage
Fat rendering
Fertilizer manufacture
Food manufacturing plants
Forge plants and foundries
Garbage disposal provided that the location and method of disposal shall be approved by the Zoning Enforcing Officer.
Gas manufacture and storage
Glue, size or gelatin manufacture
Iron, steel, brass, or copper foundry or fabrication plants.
Junk, iron, or rag storage baling
Oilcloth or linoleum manufacture
Oiled rubber goods manufacture
Ore reduction
Paint, oil, shellac, turpentine or varnish manufacture
Paper or pulp manufacture
Parking lot
Planing mills
Railroad yards, shops and roundhouses
Rock crushers
Rolling mills