

ZONING CODE

Access Way,

- defined, 40-2-2
- loading space, 40-7-6(B)
- parking design, 40-7-3(C)
- required, 40-3-9
- service station, 40-5-4

Accessory Use,

- building heights, 40-3-16
- defined, 40-2-2, 40-3-15
- permitted, 40-3-15
- restrictions, 40-3-16
- schedule for, end of code

Administrator,

- See Zoning Administrator

Agriculture,

- activities, 40-5-12
- defined, 40-2-2
- exemption, 40-3-5

Agricultural District,

- building height in, 40-4-3
- dwellings in, 40-4-2
- general, 40-4-1
- lot requirements in, 40-4-3
- permitted uses in, 40-4-4
- setbacks for, 40-4-3
- special restrictions, 40-4-2
- special uses in, 40-4-5

Alterations,

- nonconforming structures, 40-8-3
- structures with nonconforming use, 40-8-4

Amendments,

- action by City Council, 40-10-34
- advisory report, 40-10-33
- filing, 40-10-30
- hearing, 40-10-32
- majority vote, 40-10-35
- notice, 40-10-31
- notice to applicant, 40-10-36

Annexed territory,

- zoning district classification, 40-3-4

Annual publication,

- zoning map, 40-3-2

Antennae,

- exception to height limits, 40-3-13

Appeals,

- action by city council, 40-10-17
- filing, 40-10-13
- hearing, 40-10-15
- nature of, 40-10-12
- notice, 40-10-15
- recommendation of board of appeals, 40-10-16
- stay of proceedings, 40-10-14

Applicability of Article, 40-5-1

Area-bulk regulations, 40-3-17

Balconies,

- intrusion into yards, 40-3-12

Board of Appeals, (See Zoning Board)

- appointment to, 40-10-2
- compensation for, 40-10-2
- decision, 40-10-6
- established, 40-10-1
- final decision, 40-10-8
- meetings of, 40-10-4
- membership of, 40-10-2
- period of validity, 40-10-7
- records of, 40-10-5
- secretary to, 40-10-9
- temporary signs, 40-6-13
- term of office, 40-10-3
- vacancies, 40-10-3

Building, (See Also, Structures)

- height limits, 40-3-13
- per lot, end of code
- Schedule, end of code

Business Districts,

- central "B-1" district,
 - building requirements, 40-4-65
 - description, 40-4-63
 - establishment, 40-3-1
 - front setback, 40-4-65
 - generally, schedules, end of code
 - interior aisles, parking, 40-7-3(B)
 - intrusion into yards, 40-3-12
 - location of parking, 40-7-5
 - lot requirements, 40-4-65
 - nonconforming lots, 40-8-2.2
 - parking spaces, 40-7-8

Business Districts, (Cont'd.)

- central "B-2" district, (Cont'd.)
 - permitted accessory uses, 40-4-66
 - permitted uses, 40-4-66
 - signs, (See Title)
 - special uses, 40-4-67
 - use restrictions, 40-6-64
- highway "B-2" district,
 - building requirements, 40-4-72
 - description, 40-4-70
 - general schedules, end of code
 - height restrictions, 40-4-72
 - interior aisles, 40-7-3(B)
 - lot requirements, 40-4-72
 - permitted uses, 40-4-73
 - special uses, 40-4-74
 - use restrictions, 40-4-71

Camping Trailers, (See Recreational Vehicles)

Canopies, roof overhangs,

- intrusion into yards, 40-3-12

Central Business "B-1" District,

- building requirements, 40-4-65
- establishments, 40-3-1
- front setback, 40-4-65
- generally, Schedules, end of code
- interior aisles, parking, 40-7-3(B)
- intrusion into yards, 40-3-12
- location of parking, 40-7-5
- lot requirements, 40-4-65
- nonconforming lots, 40-8-2.2
- parking spaces, 40-7-8
- permitted uses in, 40-4-66
- signs, (See Title)
- special uses in, 40-4-67
- use restrictions, 40-6-64

Certificate of Occupancy,

- application for, 40-9-4
- building permits and, 40-9-6
- defined, 40-2-2
- duration of, 40-9-5
- fees for, 40-9-14
- final, 40-9-7
- initial, 40-9-3

Chimneys,

- exception to height limits, 40-3-13
- intrusion into yard, 40-3-12

Churches, 40-5-15

City Attorney,

- lawsuits, 40-1-5

City Council,

- administrator, 40-2-2
- amendments, 40-10-30
- determination of unlisted uses, 40-3-6
- planned developments, 40-3-20 – 40-3-31
- review of zoning code by, 40-1-7
- unlisted uses, 40-3-6
- vacancies filled by, 40-10-3
- zoning board established by, 40-10-1

Complaints, 40-9-13

Corner lots,

- access way, parking, 40-7-3
- front setbacks, 40-3-10
- height limits, 40-3-13

Definitions,

- selected, 40-2-2

District boundaries,

- amendment to, 40-10-30
- determination, 40-3-3
- establishment, 40-3-1
- zoning district map, (at end of code)

Duties, (See City Council, Zoning Administrator, and Board of Appeals Titles)

- board of appeals, 40-10-1 – 40-10-11
- zoning administrator, 40-9-2

Dwelling unit,

- defined, 40-2-2

Emergency measures,

- by zoning administrator, 40-9-12

Enlargement,

- nonconforming structures, 40-8-3
- structure with nonconforming use, 40-8-4

Fees, 40-9-14

Fences,

- generally, 40-5-3
- junk yards, 40-5-6
- public buildings, 40-5-14

Fire escapes,

- intrusion into yards, 40-3-12

Flood Plain District,

- additional restrictions, 40-4-92
- description, 40-4-90
- permitted and/or special uses, 40-4-91

Floor Area Ratio,

- defined, 40-2-2
- schedule, end of code

Front yard,

- camping trailer in, 40-5-2
- defined, 40-2-2
- location of parking in, 40-7-5
- schedule for, end of code

Gas stations, (See Service Stations)

General zoning regulations, 40-3-1 – 40-3-19

Group homes, 40-5-5

Height limits,

- building, 40-3-13
- exceptions, 40-3-13
- fences, walls, 40-5-3
- signs, (See Article VI)

Home occupations,

- defined, 40-2-2
- generally, 40-5-7

Illinois Drainage Code,

- fence, wall, obstruction, 40-5-3

Industrial "I-1" District,

- activities enclosed, 40-4-77
- area-bulk schedule, end of code
- "B-1" uses in, 40-4-80
- "B-2" uses in, 40-4-80
- buffer strips, 40-4-77
- building setbacks in, 40-4-78
- description, 40-4-76
- loading facilities, 40-7-6
- lot requirements in, 40-4-78
- nuisances prohibited, 40-4-77
- parking space, 40-4-77
- permitted use in, 40-4-79
- special uses, 40-4-80
- structure height, 40-4-78
- use restrictions, 40-4-77

Interpretation,

- of zoning code, 40-1-4

Intersections,

- access way, parking, 40-7-3
- height limits, 40-3-13

Junk yards,

- defined, 40-2-2
- generally, 40-5-6

Jurisdiction,

- of zoning code, 40-1-3
- zoning district map (at end of code), 40-3-2

Kennels, 40-5-11

Liability,

- disclaimer of, 40-1-5

Lighting,

- controls, 40-5-13
- parking area, 40-7-3(E)

Loading space,

- access way, 40-7-6(B)
- buffer strips, 40-7-6(D)
- computation, 40-7-7
- defined, 40-2-2
- design and location, 40-7-6
- existing facilities, 40-7-2
- location, 40-7-6(E)
- number of, 40-7-8
- size, 40-7-6(A)
- surfacing, 40-7-6(C)

Lot,

- corner, height limits, 40-3-13
- corner, through, setbacks, 40-3-10
- maximum coverage, end of code
- nonconforming, 40-8-2
- recreational trailer, 40-5-2
- requirements, end of code
- two or more in common ownership, 40-8-2.3

Lot line,

- as boundary, 40-3-3
- defined, 40-2-2
- gasoline pumps, 40-5-4

Lot size bulk variance,

- area and bulk regulations, 40-3-17, end of code

Lot size requirements

Lot size requirements,

defined, 40-2-2
minimum, end of code

Maintenance,

of structure with nonconforming use,
40-8-4

Manufactured home,

defined, 40-2-2
generally, (See Ch. 23)

Manufactured home park,

defined, 40-2-2
generally, (See Ch. 23)

Modular homes,

defined, 40-2-2

Multi-Family Districts,

building requirements, 40-4-32, end of
code
duplexes, 40-4-33
lot requirements, 40-4-32, end of code
"MR-1", 40-4-31
permitted uses in, 40-4-33
special uses in, 40-4-34

Nonconforming,

generally, 40-8-1
lot, 40-8-2
permit authority, 40-8-6
signs, 40-6-7
structures, 40-8-3
use, 40-8-4

Nursing home,

defined, 40-2-2
generally, 40-5-5

Office,

camping trailer as, 40-5-2

Off-street loading, 40-7-6

Off-street parking, 40-7-2

Oil or gas well, 40-5-19

Ordinance, regulations,

relationship to zoning code, 40-1-4

Outdoor wood furnace, 40-5-17

Parking,

access way, 40-7-3(C)
business and industrial districts, 40-7-
5(B)
computation, 40-7-7
existing facilities, 40-7-2
interior aisles, 40-7-3(B)
landscaping, 40-7-4
lighting, 40-7-3(E)
number of, 40-7-8
recreational vehicles, 40-5-2
residential district, 40-7-5(A)
spaces, 40-7-3(A)
surfaces, 40-7-3(D)

Patios,

intrusion into yards, 40-3-12

Penalties for violation, 40-9-15

Permits,

initial certificate,
-of zoning compliance, 40-9-3
mobile homes, (Ch. 23)
mobile home parks, (Ch. 23)
special use, 40-10-24

Planned developments,

application for, 40-3-26
-criteria considered, 40-3-27
-graphic materials, 40-3-26.2
-written documents, 40-3-26.1
changes in approved plans, 40-3-29
compliance of, 40-3-22
decision by board of appeals, 40-3-28
definition of, 40-2-2, 40-3-20
deviation, 40-3-24
districts where allowed, 40-3-23
failure to begin, 40-3-30
municipal exemption, 40-3-31
objectives, 40-3-21
procedures, 40-3-25

Porches,

intrusion into yards, 40-3-12

Possession of domestic fowl, 40-5-20

Preservation District,

certificate of economic hardship, 40-4-
87
design standards, 40-4-85
maintenance and safety, 40-4-88
penalty, 40-4-89
regulations, 40-4-86

Preservation District, (Cont'd.)

statement of intent, 40-4-84

use restrictions, 40-4-85

Prohibition,

general uses, 40-3-5

unlisted uses, 40-3-6

Public buildings, 40-5-14

Purpose,

of zoning code, 40-1-2

Rear yard,

defined, 40-2-2

Reconstruction,

nonconforming structures, 40-8-3

structures with nonconforming use, 40-8-4

Recreational vehicle, 40-5-2

Relocation,

nonconforming structures, 40-8-3

structure with nonconforming use, 40-8-4

Residential districts,

establishment, 40-3-1

home occupations, 40-5-7

junk yards, 40-5-6

location of parking, 40-7-5

multi-family "MR-1" district,

-area-bulk schedule, end of code

-building requirements, 40-4-32

-lot requirements, 40-4-32

-permitted uses, 40-4-33

-special uses, 40-4-34

single-family "SR-1" district,

-area-bulk schedule, end of code

-building requirements, 40-4-9

-establishment of, 40-4-7

-general, 40-4-7

-lot requirements, 40-4-9

-permitted uses, 40-4-10

-special restrictions, 40-4-8

-special uses in, 40-4-11

single-family "SR-2" district,

-accessory uses prohibited, 40-4-19

-area-bulk requirements, end of code

-building requirements, 40-4-18

-establishment of, 40-4-16

-general, 40-4-16

-lot requirements, 40-4-18

Residential districts, (Cont'd.)

single-family "SR-2" district, (Cont'd.)

-modular homes in, 40-4-20

-permitted uses in, 40-4-19

-special restrictions, 40-4-17

-special uses in, 40-4-20

Review of zoning code, 40-1-7

Roof,

overhangs into yards, 40-3-12

Schedules,

area and bulk regulations, end of code

Schools, 40-5-8

parking, 40-7-8

Septic tanks, 40-3-14

Service stations, 40-5-4

Setbacks, Schedule, end of code

defined, 40-2-2

front – corner/through lots, 40-3-10

front, in certain built-up areas, 40-3-11

Severability, 40-1-6

Sewers, 40-3-14

Side yards, end of code

defined, 40-2-2

Signs,

area allowance, 40-6-2

area defined, 40-6-3

billboards, 40-6-12(F)

building code, 40-6-5

business and industrial,

-billboards, 40-6-12(F)

-canopy, 40-6-12(D)

-flush-mounted, 40-6-12(A)

-freestanding, 40-6-12(E)

-marquee, 40-6-12(D)

-projecting, 40-6-12(C)

-window, 40-6-12(B)

construction, 40-6-10(A)

fee for, 40-9-14

freestanding, 40-6-12(E)

garage sale, 40-6-10(D)

general prohibition, 40-6-1

home occupation, 40-6-10(I)

illumination of, 40-6-6

maintained, 40-6-5

marquee, 40-6-9(A)

mobile, 40-6-9(A)

Signs, (Cont'd.)

- nonconforming,
 - attached to trees, 40-6-9(B)
 - definition of, 40-6-7
 - defunct, 40-6-9(C)
 - marquees, 40-6-9(A)
 - mobile, 40-6-9(A)
 - roof-mounted, 40-6-9(D)
 - strictly, 40-6-9
- nonhazardous, 40-6-5
- obstructing view, 40-6-5
- permitted,
 - construction, 40-6-10(A)
 - directional, 40-6-10(F)
 - garage, 40-6-10(D)
 - government, 40-6-10(F)
 - home occupation, 40-6-10(I)
 - house numbers, 40-6-10(K)
 - institutional, 40-6-10(G)
 - integral, 40-6-10(H)
 - interior, 40-6-10(L)
 - political, 40-6-10(C)
 - real estate, 40-6-10(B)
 - religious, 40-6-10(G)
 - street banners, 40-6-10(E)
 - subdivision, 40-6-10(J)
- political, 40-6-10(C)
- prohibited, 40-6-9
- projecting, 40-6-12(C)
- real estate, 40-6-10(B)
- restrictions, 40-6-8
- roof-mounted, 40-6-9(D)
- special situations, 40-6-4
- temporary, 40-6-13
- window, 40-6-12(B)

Silt fence, 40-5-18

Single-family districts,

- "SR-1" district,
 - area-bulk requirements, end of code
 - building requirements, 40-4-9
 - establishment of, 40-4-7
 - lot requirements, 40-4-9
 - permitted uses in, 40-4-10
 - special restrictions, 40-4-8
 - special uses in, 40-4-11

Single-family districts, (Cont'd.)

- "SR-2" district,
 - area-bulk requirements, end of code
 - building requirements, 40-4-18
 - establishment of, 40-4-16
 - lot requirements, 40-4-18
 - modular homes in, 40-4-20
 - permitted uses in, 40-4-19
 - special uses in, 40-4-20

Special use,

- application for, 40-10-25
- decision, 40-10-28
- defined, 40-2-2
- home occupations, 40-5-7
- permits, 40-10-24
- permitted, (See Districts)
- public hearing for, 40-10-26

Stop work order, 40-9-11

Storage containers, 40-5-16

Streets,

- as district boundary, 40-3-3
- defined, 40-2-2
- gasoline pumps, 40-5-4
- required access, 40-3-9
- vacated, 40-3-3

Structure,

- accessory, 40-3-15
- defined, 40-2-2
- nonconforming, 40-2-2, 40-8-3
- occupied by nonconforming use, 40-8-4
- per lot, end of code

Subdivision signs, 40-6-10(J)

Substations,

- utility, 40-5-10

Swimming pools, 40-5-9

Temporary uses, 40-3-7

- signs, 40-6-13

Unlisted uses, 40-3-6

Use,

- accessory, 40-3-15
- defined, 40-2-2
- nonconforming, 40-2-2, 40-8-4
- permitted, (See Districts)
- principal, 40-2-2
- prohibited, 40-3-5

Use, (Cont'd.)

- special, 40-2-2
- temporary, 40-3-7
- unlisted, 40-3-6
- variance, 40-10-18

Utility,

- substations, 40-5-10

Variance,

- use, 40-10-18

Violations,

- corrective action order, 40-9-8
- penalties for, 40-9-15
- stop-work order, 40-9-11

Walls, (See Fences)

Yard,

- defined, 40-2-2
- dimensions, (See Districts), end of code
- front, 40-2-2
- intrusion into, 40-3-12
- junk, 40-5-6
- line, 40-2-2
- per lot, end of code
- rear, 40-2-2
- recreational vehicles in, 40-5-2
- requirements for, end of code
- side, 40-2-2

Zoning Administrator,

- application, 40-9-4
- complaints, 40-9-13
- contents of order, 40-9-9
- corrective action orders, 40-9-8
- defined, 40-2-2
- duration of certificate, 40-9-5
- duties, 40-9-2
- emergency measures, 40-9-12
- fees, 40-9-14
- final certificates of compliance, 40-9-7
- initial certificates of compliance, 40-9-3
- penalties for violation, 40-9-15
- planned developments, 40-3-25
- propose amendments, 40-10-30
- publish map annually, 40-3-2
- relationship to building permits, 40-9-6
- service of order, 40-9-10
- stop orders, 40-9-11

Zoning Board of Appeals,

- appointment to, 40-10-2
- compensation for, 40-10-2
- decisions, 40-10-6
- final decision, 40-10-8
- meetings of, 40-10-4
- membership of, 40-10-2
- period of validity, 40-10-7
- records of, 40-10-5
- secretary to, 40-10-9
- temporary signs, 40-6-13
- term of office, 40-10-3
- vacancies, 40-10-3