

## Sec. 6-70. - Purposes and uses within zoning districts.

### *R-1, single-family residential district.*

This district is intended to reasonably regulate the number of persons who can live in a residential dwelling unit. The village finds this necessary to provide density control; preserve and maintain the well-established character, scale and density of the single-family neighborhoods as stable and quiet places for citizens to live and raise families; protect safety and welfare; and maintain property values

#### *Permitted uses.*

- a. A single-family dwelling and any use, building or structure accessory thereto.
- b. public parks and playgrounds.
- c. Adult and child residential care facilities.
- d. Cemeteries which lawfully occupy land at the adoption of this chapter.

#### *Special uses.*

- a. Cluster housing subject to the provisions of [section 6-137](#).
- b. Golf courses, but not including driving ranges.
- c. Country clubs, public swimming pools and recreation clubs, private parks and playgrounds.
- d. Churches and other institutions for religious worship.
- e. Public and private nursery schools and kindergartens.
- f. Group day care homes and day care centers subject to the provisions of [section 6-143](#).
- g. Adult foster care facilities subject to the provisions of [section 6-144](#).
- h. Public and private elementary, middle, and high schools.
- i. Bed and breakfast establishments subject to the provisions of [section 6-156](#).
- j. public buildings.

### *R-2, single-family suburban.*

This district is intended to reasonably regulate the number of persons who can live in a residential dwelling unit. The village finds this necessary to provide density control; preserve and maintain the well-established character, scale and density of the single-family neighborhoods as stable and quiet places for citizens to live and raise families; protect safety and welfare; and maintain property values.

#### *Permitted uses.*

- A single-family dwelling and any use, building or structure accessory thereto.
- public parks and playgrounds.
- Adult and child residential care facilities.
- Cemeteries which lawfully occupy land at the adoption of this chapter.

*Special uses.*

- Cluster housing subject to the provisions of [section 6-137](#).
- Golf courses, but not including driving ranges.
- Country clubs, public swimming pools and recreation clubs, private parks and playgrounds.
- Churches and other institutions for religious worship.
- Public and private nursery schools and kindergartens.
- Group day care homes and day care centers subject to the provisions of [section 6-143](#).
- Adult foster care facilities subject to the provisions of [section 6-144](#).
- Public and private elementary, middle, and high schools.
- Bed and breakfast establishments subject to the provisions of [section 6-156](#).
- Public buildings.

*Multi-family (R-3).*

This district is intended to permit dwelling units to be arranged either side by side or one above the other in a low-density, multiple family fashion. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.

*Permitted uses.*

- All permitted uses allowed in the R-1 and R-2 districts.
- Two-family dwellings and any use, building or structure accessory thereto.
- Multiple-family dwellings and any use, building, or structure accessory thereto.

*Special uses.*

- All special uses allowed in the R-1 and R-2 districts.
- Medical and dental clinics, when associated with a hospital or nursing home.
- Funeral establishments.
- Hospitals, nursing homes, and sanitariums.
- Manufactured or mobile home parks subject to the provisions set forth in [section 6-142](#).

*CBD, central business district.(1)*

This district is intended to support the downtown as the village's traditional center. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, and unique residential opportunities. Uses customarily found in the central business district include municipal services, restaurants, banks (no drive through), personal services, comparison retail, offices, public spaces, single-family residences, and multiple family residences (second story).

Permitted uses.

- Office building for the use of any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, or sales.
- Medical or dental office, including clinics or medical laboratories.
- Banks, credit unions, savings and loan associates (without drive through).
- Publicly owned buildings, public utilities transformer stations and substations, telephone exchanges, and public utility offices.
- Photographic studios.
- Retail office supply, computer and business machine sales.
- Business service establishments including printing and photocopying services, mail and packaging services, and typing and secretarial services.
- Florist shops.
- Personal service establishments such as barber or beauty shops, watch, clothing or shoe repair, locksmith, and similar establishments.
- Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of [section 6-154](#).
- Food services including grocery, meat market, bakery, restaurant, delicatessen or fruit market, or similar self-service units.
- Retail sales of prescription drug or health care products, hardware gifts, dry goods, notions, sporting goods, clothing, furniture, and appliances.

Special uses.

- Private service clubs, social organizations, or lodge halls.
- Funeral homes.
- Second floor multiple-family housing or apartment dwellings.
- Drive through facilities.
- Veterinary offices and hospitals including accessory boarding without outdoor exercise or pens.
- Bed and breakfast established subject to the provisions of [section 6-156](#).

C-2, general commercial district.

The intent of this district is to provide for certain types of commercial activities which have common characteristics. In this district, the customer usually comes directly to the establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over an area with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access would be incompatible in the central business district.

Permitted uses.

- All central business district (CBD) permitted uses.

Special uses.

- All central business district (CBD) special uses.
- Indoor archery ranges, as provided for in [section 6-161](#) of the zoning ordinance.
- Self-storage facilities as provided for in [section 6-150](#) of the zoning ordinance.

C-3, highway commercial district.

This district is intended to provide for those uses whose external effects are restricted to the site and do not adversely impact surrounding districts. The highway commercial district incorporates those commercial uses such as officer, research, business and retail uses that serve a larger market than the general commercial district, which includes the village and surrounding townships.

Permitted uses.

- All permitted and special uses allowed in the C-2 district, excluding residential dwellings.
- Radio, television, and electrical appliance repair, and shops of plumbers, electricians and other similar services and trades.
- Restaurants with no drive-through.
- Laundromats and dry-cleaning establishments.
- Planned shopping centers.
- Accessory uses, buildings, or structures.

Special uses.

- Bar/lounge serving alcoholic beverages and/or providing entertainment.
- Any use or business with drive-through facilities.
- Hotels, motels or other lodging facilities.
- Outdoor sales of manufactured products subject to the requirements set forth in [section 6-151](#).
- Sale of new and used automobiles, boats, mobile homes, farm machinery, and other vehicles provided outdoor sales comply with the requirements set forth in [section 6-151](#).
- Automobile service stations and washes subject to the requirements set forth in [section 6-153](#).
- Recreation and amusement services, including theatres, bowling alleys, roller and ice skating rinks, billiard halls and miniature golf.
- Farm supply and feed stores.
- Research, educational and design centers where said centers are intended for the development of pilot, prototype, and/or experimental products, using machine tooling (CNC), repairs, and product design, engineering, reverse engineering, and consulting to develop the pilot, prototype, or experimental products. Once developed, it is the intent of this use that the actual

manufacturing of the pilot, prototype, or experimental product for wholesale and/or retail sales would not be done at this site. Said use shall include office buildings or suites for such centers where said offices are designed to accommodate executive, administrative, educational programs for youth training, professional, accounting, engineering, architectural, and support personnel. Said use shall comply with the requirements set forth in [section 6-160](#).

M-1, light industrial district.

This district is intended to accommodate industrial, storage, and other uses that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. It is the purpose of these regulations to permit development of the enumerated functions to protect surrounding areas from incompatible industrial activities, to restrict the intrusion of nonrelated uses such as residential, agricultural, business and commercial, and to encourage the discouraged uses presently existing in the district which is nonconforming by the type of use. To these ends, certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of the uses permitted in this district.

Permitted uses.

- Research oriented and light industrial park uses.
- Printing, lithographic, blueprinting, commercial laundries, dry cleaning establishments, wholesale business, ice and cold storage plants, lumber, fuel and feed supply yards, and other similar uses.
- Light manufacturing, research, assembly, testing and repair of components, devices, equipment and systems of professional scientific and controlling instruments, photographic and optical goods, including the following:
  - Communication, transmission and reception equipment such as coils, tubes, semiconductors, navigation control equipment and system guidance equipment.
  - Data processing equipment and systems.
  - Graphic and art equipment.
  - Metering instruments.
  - Optical devices, equipment, and systems.
  - Stereo, audio units, radio equipment and systems.
  - Photographic equipment.
  - Radar, infrared and ultraviolet equipment and systems.
  - Scientific and mechanical instruments such as calipers and transits.
  - Testing equipment.
- Light manufacturing, processing or assembling of the following:
  - Biological products, drugs, medicinal chemicals, and pharmaceutical preparation.

- 2.Electrical machinery, equipment and supplies, electronic equipment and accessories.
- Office, computing, and accounting machines.
- Quilts and other textiles manufacturing businesses, including the ancillary use of commercial sales to the public of the finished product and the materials used to manufacture the finished products, provided:
- The retail building space is no more than 20 percent of the building's total foot print.
- The building provides enough parking to satisfy the parking requirements for both the industrial, manufacturing, or the establishments (G1) and retail store (C1) uses under [section 6-261](#).
- Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where said offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.
- Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.
- Warehousing refrigerated and general storage, but not including self-storage facilities.
- Business service establishments such as printing and photocopying services, mail and packaging services, and typing and secretarial services.
- Training and/or educational centers where such centers are designed and intended to provide training at the business, technical and/or professional level.
- Florists, greenhouses, and similar uses.

Special uses.

- Restaurants and cafeteria facilities for employees.
- Trucking and transit terminals.
- Contractor establishments subject to the requirements set forth in [section 6-152](#).
- Metal fabrication, and tool and die shops.
- Automobile repair garages and paint shops for autos and other vehicles, construction and farm equipment sales.
- Computer and business machine sales when conducted in conjunction with and accessory to a permitted principal use.
- Self-storage facilities, subject to the requirement of [section 6-150](#).
- Liquid propane storage, sales, and services subject to the requirements of [section 6-159](#).

PUB, public district.

This district is intended for governmental public utility and educational buildings and facilities, and other uses compatible with the public character of the district.

Permitted uses.

- Buildings and facilities used by local governmental agencies for governmental purposes.
- Public parks, playground and recreational facilities.
- Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters, and related structures.
- Ambulance, police and fire stations.
- Accessory buildings, structures and uses customarily incidental to the above permitted uses.

Special uses.

- Country club.
- Golf course.
- Children's day care center subject to [section 6-149](#).
- Public or private primary, middle or secondary schools.
- Swimming pool, community.
- Accessory buildings, structures and uses customarily incidental to the above special land uses.
- Outdoor storage.

OSC, open space conservation.

This district is intended to preserve open space, provide a desirable environment, ensure that the benefits of open space, light, air and private recreational activities exist in well-planned locations throughout the village, and protect vacant lands until their appropriate land usage can be determined; and to control the proximity of these uses to other uses.

Permitted uses.

- Public or private conservation areas.
- Active or passive recreational uses.

Special uses.

- None.