

The purpose of this assessment report is to inform the Zoning Commission of deficiencies, identified by staff, in the current Zoning Ordinance and highlight areas of the Ordinance that may need special attention as the Zoning Commission works toward recommending updates to the Ordinance.

The report is divided into two parts. Part I is a summary of the zoning authorities provided to municipalities by the Illinois Compiled Statute and reports what authorities are currently exercised and some that are not. Part II of this report describes specific portions of the current Zoning Ordinance (by Ordinance section) that staff recommends the updated ordinance address differently.

### **Part I – Statutory Powers/Purpose**

Illinois Compiled Statute 5/Article 11, Division 13 provides municipalities with the following powers (1-12) related to Zoning (paraphrased):

*Staff comments are italicized*

(1) to regulate and limit the height and bulk of buildings to be erected;

*Height Limits are regulated by Zoning District and listed on attached Figure 1. Bulk Limits are regulated in various ways by the current Ordinance including, allow exceptions from calculations (parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, stacks and necessary mechanical appurtenances), and through floor area ratio requirements for Manufacturing Districts. Accessory Building height, Airport structures, is regulated by Chapter 3.*

(2) to establish, regulate and limit the building or set-back lines on or along any street, traffic-way, drive, parkway or storm or floodwater runoff channel or basin;

*Set-back lines are regulated by Zoning District (see Figure 1), flood plain area and fringes (Chapter 5).*

(3) to regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of open spaces, within and surrounding such buildings;

*Open space on lots regulation exists within Chapter 3. Intensity and use of lot area is regulated by Zoning District. R-3 and R-4 specifically regulate the density of units within a zoning lot.*

(4) to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential, and other uses;

FIGURE 1

United City of Yorkville  
**ZONING ORDINANCE DIMENSIONAL REQUIREMENTS**

Zone	Zoning District	Maximum Density	Minimum Lot Size	Lot Width	Lot Coverage	Setbacks			Max. Height	Dwelling Unit Max. Height	Church Max. Height	F.A.R.
						Front	Side*	Rear				
E-1	Estate Residential	1 per acre	1 acre	200'	30%	50'	50'	40'	25'			
R-1	Residential		18,000 sqft	100'	25%	40'	15' (40')	50'	30'			
R-2	Residential		12,000 sqft**	80'***	20%	30'	10' (30')	40'	30'			
R-2	Duplex		15,000 sqft***	100'***	30%	30'	10' (30')	30'	30'			
R-3	Residential	5 per acre (max. 6 units per building)	9,000 sqft	70' (90' for attached units)	30%	30'	10' (20')	30'	80' (6 stories)*****	30' (2.5 stories)	45' structure/75' steeple	
R-4	Residential	8 per acre	15,000 sqft	70' (90' for attached units)	30%	30'	12' or 60% of bldg hgt (20')	40'	80' (6 stories)*****	30' (2.5 stories)	45' structure/75' steeple	
O	Office		20,000 sqft		50%	30'	10' (20')	20'	80' (6 stories)*****			
B-1	Limited Business		10,000 sqft		50%	30'	20'	20'	80' (6 stories)*****			
B-2	General Business		10,000 sqft		80%	0'	20' (30')	20'	80' (6 stories)*****			
B-3	Service Business		10,000 sqft		50%	50'	20' (30')	20'	80' (6 stories)*****			
B-4	Business		10,000 sqft		50%	50'	20' (30')	20'	80' (6 stories)*****			
M-1	Limited Manufacturing				60%	25'	min 10% of lot and max. 20'					.8 max.
M-2	General Manufacturing				60%	25'	min 10% of lot and max. 20'					.85 max.
A-1						100'*****	50'					

\* Dimensions within ( ) = requirement for side yards adjoining a street

\*\* Lots with private wells and/or private sewage minimum 1 acre and 125' width

\*\*\* Lots with private wells and/or private sewage minimum 1.5 acres and 150' width

\*\*\*\* 200' along 34 and 47

\*\*\*\*\*If property is located in the Downtown Area (see map below), Max. Height is 35' or 3 stories

Note: For special uses refer to Zoning Ordinance

**Downtown Height Limit Area**



*Locations of trades/industries (uses) and buildings by type of use is regulated by zoning district.*

(5) to divide the entire municipality into districts of such number, shape, area, and of such different classes (according to use of land and buildings, height and bulk of buildings, intensity of the use of lot area, area of open spaces, or other classification) as may be deemed best suited to carry out the purposes of ILCS Division 13;

*The City Zoning Map along with the Zoning District regulations of the Ordinance provides this.*

(6) to fix standards to which buildings or structures therein shall conform;

*Standards for buildings and structures are not included in the current Zoning Ordinance. The City Appearance Code (Municipal Code Title 8 Chapter 15, and the design guidelines recommended by the Comprehensive Plan currently serve as this tool.*

(7) to prohibit uses, buildings, or structures incompatible with the character of such districts;

*The Zoning Districts list Permitted Uses and Chapter 3, Section 11 states any use not specifically listed shall be assumed to be expressly prohibited (unless a written decision of the plan commission determines “the use is similar to and not more objectionable than uses listed.”*

*Note: other municipalities have provisions clearly stating with such written decision, no formal amendment of the ordinance is necessary.*

(8) to prevent additions to and alteration or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed under ILCS Division 13;

*Chapter 1, Section 4 includes provisions requiring additions, alterations and remodeling of buildings to adhere to the Zoning Ordinance regulations.*

(9) to classify, to regulate and restrict the use of property on the basis of family relationship, which family relationship may be defined as one or more persons each related to the other by blood, marriage or adoption and maintaining a common household;

*Family is defined as ILCS allows with the addition of “a group of not more than 5 persons (excluding servants) who need not be related by blood, marriage or adoption, living together and maintaining a common household, but not including clubs, sororities, fraternities or similar organizations.”*

(10) to regulate or forbid any structure or activity which may hinder access to solar energy necessary for the proper functioning of a solar energy system, as defined in Section 1.2 of the Comprehensive Solar Energy Act of 1977;

*No provision specifically addresses this power within the current Ordinance.*

(11) to require the creation and preservation of affordable housing, including the power to provide increased density or other zoning incentives to developers who are creating, establishing, or preserving affordable housing; and

*No provision specifically addresses this power within the current Ordinance.*

*Note: According to the Inclusionary Zoning (IZ) Strategy Report prepared by CMAP June 2008, convention dictates that, to be deemed “affordable” (as established by US HUD and IHDA) rental units should be available to those earning up to 60 percent of the Area Median Income (AMI); and ownership should be available to those earning up to 80 percent of the AMI. Additionally, a household should not be expected to pay more than 30 percent of its income toward rental housing or three times their annual salary for owner-occupied units.*

*Based upon US Census Bureau statistics, the 2007 median income for Kendall County, Illinois was \$74,539. Therefore, using the percentages above:*

*The Yorkville affordable rental threshold is:*

$$((\$74,539*.6)/12)*.3 = \mathbf{\$1,118/month}$$

*The Yorkville affordable ownership threshold is:*

$$(\$74,539*.8)*3 = \mathbf{\$178,894}$$

*2007 median home value in Kendall County was \$242,500.*

*Some examples of Inclusionary policies cited by the 2008 CMAP report include:*

*Highland Park, IL– requires developments of 5 or more units to set aside 20 percent as affordable.*

*Lake Forest, IL– requires developments of 5 or more units to set aside 15 percent as affordable.*

*The 2008 CMAP report concludes that IZ is more effective when tailored to the economic circumstances of individual cities and other housing and economic development policies must work in concert with IZ.*

(12) to establish local standards solely for the review of the exterior design of buildings and structures, excluding utility facilities and outdoor off-premises advertising signs, and designate a board or commission to implement the review process.

*The City Appearance Code (Municipal Code Title 8 Chapter 15 currently serves as this tool).*

### **One and One-Half Mile Authority**

This authority is not applicable to the zoning ordinance. Yorkville does not have the ability to exercise zoning powers in the territory within one and one-half mile beyond the municipal boundary since Kendall County has adopted county zoning. Note that Yorkville does, however, have one and one-half mile authorities related to subdivision control and Kendall County has historically required zoning petitions within the one and one-half mile territory be reviewed by municipalities and have requested recommendations

### **Non-Conforming Uses – Authority for Elimination**

The Statute allows municipalities to have provisions in a zoning ordinance regarding the “gradual elimination of uses, buildings and structures which are incompatible with the character of the districts in which they are made or located”, including (but not limited to):

- (a) the elimination of such uses of unimproved lands or lot areas when the existing rights of the persons in possession thereof are terminated or when the uses to which they are devoted are discontinued;
- (b) the elimination of uses to which such buildings and structures are devoted, if they are adaptable for permitted uses; and
- (c) the elimination of such buildings and structures when they are destroyed or damaged in major part, or when they have reached the age fixed by the corporate authorities of the municipality as the normal useful life of such buildings or structures.

Chapter 10 of the current Zoning Ordinance addresses nonconforming uses and amortization of these uses.

Nonconforming uses are required to be discontinued when:

- any part of a building, structure or land occupied is changed to or replaced by a conforming use – once this occurs, the nonconforming use cannot be resumed.
- The nonconforming use of a building or structure has been discontinued for a period of 12 consecutive months.
- The nonconforming use where no enclosed building is involved has been discontinued for a period of 6 months.

Elimination of nonconforming uses, buildings and structures was required by the current ordinance (beginning in 1974) was as follows:

- A. Any nonconforming use of a building or structure having an assessed valuation not in excess of five hundred dollars (\$500.00) shall be removed

after two (2) years. *Note: This provision seems to be appropriate in the update - the dollar amount may need to be evaluated to ensure it is appropriate in 2009 dollars.*

B. All nonconforming advertising devices, such as pennants, flags, movable signs or portable outdoor displays in any business district shall be removed after two (2) years. *Note: this is not applicable to the update unless sign regulations are re-inserted to the Zoning Ordinance as part of the update.*

C. Any nonconforming signs and any and all billboards and outdoor advertising structures shall be removed after ten (10) years. *Note: this is not applicable to the update unless sign regulations are re-inserted to the Zoning Ordinance as part of the update.*

D. Any nonconforming use of land where no enclosed building is involved, or where the only buildings employed are accessory or incidental to such use, or where such use is maintained in connection with a conforming building, shall be removed after a period of two (2) years. *Note: This provision seems to be appropriate in the update*

E. Any nonconforming house trailers shall be removed after a period of ten (10) years. *Note: This provision should not be applicable assuming it was properly enforced in 1984. Staff will research to determine if any situations exist.*

F. In all residence districts, any use lawfully existing at the effective date hereof, but permitted only in the B-2 and B-3 Districts or the manufacturing districts, and which use is located in a building, all or substantially all of which is designed or intended for a residential accessory purpose, shall be entirely discontinued and shall thereafter cease operation in accordance with the following amortization schedule:

<u>Description of Use</u>	<u>Amortization Period</u>
Uses permitted in the B-2 and B-3 Districts	15 years from the effective date hereof
Uses permitted only in the manufacturing districts	8 years after the effective date hereof

*Note: This provision will need to be evaluated once the permitted uses by district are updated.*

Repairs and Alterations:

- Normal maintenance is allowable provided the use is not intensified

- Structural alterations are permitted if required by law, when the alteration results in the elimination of the nonconforming use, or when improvements are made to residential nonconforming uses in residential districts that improve livability and there is not an increase to dwelling units or bulk of the building.

Exemption for nonconformance within the current zoning ordinance:

- Nonconforming dwelling structures in Residential Districts where the only nonconformance is the number of dwelling units.
- Uses permitted in B-1 existing in any Residential District that occupy the 1<sup>st</sup> floor within a multiple-family dwelling located on a corner lot.  
*Note – staff will research to determine if this situation exists, and if not, it would not be an applicable/necessary provision.*
- Uses in any Business or Manufacturing District, lawfully permitted prior to current ordinance, where the use is less distant from a Residential District than that specified in the regulations for the District it is located within.
- In any District – where the existing nonconformance is related to floor area ratio, lot area and lot area per dwelling unit, yard setbacks, off street parking, building height, gross floor area.

## **Special Uses**

The current Zoning Ordinance defines Special Uses within most of the Zoning Districts and Classifications as well as prescribes an appropriate procedure for review and approval for Special Uses. However, the list of specific criteria listed as ‘standards’ in the Zoning Ordinance (Chapter 14) is not specifically required by State Statute. The list is generally a good tool to refer to when considering Special Use requests, however, some standards are not always attributable to some special use requests. When the Special Uses are reviewed and updated, the standards should be evaluated and, if necessary, additional or unique standards should be created. Such unique standards may include requiring site plans and conditions to special uses be incorporated into the approving ordinances. Currently, approving ordinances simply states that yes, the special use was granted on the subject property which sometimes lead to future confusion.

## Part II – Summary of Deficiencies

### Definitions – Chapter 2

- This section should reference a source to use if a term is not in the ordinance, like:
  - o The APA 'A Planners Dictionary', or
  - o Webster's Dictionary, or both.
- List should be elaborated to include all unique terms of the ordinance
  - o Recent terms that should be included: sign ordinance terms, floodplain ordinance terms, etc.
- Terms that should be modified and/or listed elsewhere in the Zoning Code
  - o Accessory use – doesn't need to list uses since this is covered by the Zoning District chapters.
  - o Automotive Repair, Major and Minor – Other than in definitions the Zoning Code doesn't discuss Major and Minor Automotive repairs
  - o Home Occupation – This should be moved to General Provisions where readers are more likely to look for these standards.
  - o Loading and Unloading Space, Off-Street – Definition differs from standards found in Section 10-11-5B – needs to be made consistent.
  - o Lot of Record – definition differs from Section 10-11-3B
  - o Parking Space, Automobile – differs from Section 10-11-3C
- Terms that may be out-dated:
  - o Automobile Laundry – should be listed as Car Wash
  - o Billboard – should be updated to be consistent with most recent case law and APA verbiage. Billboards are addressed (currently prohibited) in the Sign Ordinance
  - o Boarding House – outdated term – regulated either by the 'family' definition and/or hotel/motel terms
  - o Building Line – should be consistent (maybe refer to) setback line
  - o Cellar – outdated term – as defined would be considered a Lookout Basement by current terminology
  - o City – need to update to the United City of Yorkville (no longer a Village)
  - o Club or Lodge, Private – this term should be researched and updated. Additional terms and regulations regarding adult clubs should be included and addressed in the Ordinance update and should be consistent with most recent case law and APA verbiage.
  - o Drive-in – outdated term.
  - o Fallout Shelter.
  - o Nursery School/Day Nursery – outdated terms – should be updated to Daycare Facility, term should also account for all ages, not just under 7 years old.
  - o Planned Development – update to Planned Unit Development.
  - o Sign – need to include all terms/definitions included in the current Sign Code (Municipal Code Chapter 11).

### **General Provisions – Chapter 3**

Open Space on Lots – Evaluate and update.

- Include location and size of decks?
- Include location of bay windows?
- Corner Clearance to include Alleys.

Accessory Buildings – Evaluate and Update, consider adding regulations for Accessory Use/Structures - Section 10-3-5

Fencing – Evaluate and update.

Sections: 10-3-2D1b and 10-3-7

### **Zoning Districts – Chapters 4-13**

F-1 Flood Plain District (Chapter 5)

The City adopted new Title 8, Chapter 7 of the Municipal Code in 2008 regarding regulation in Floodplain areas. The area subject to this regulation is determined by the Base Flood elevation as delineated by FEMA dated February 4, 2009.

Although the current zoning ordinance does include a chapter and classification for a Flood Plain District, there is no territory in the City currently zoned F-1.

Removal of this chapter from the Zoning Ordinance and relying on Municipal Code Title 8, Chapter 7 would be advisable.

Permitted Use list for each District. **Refer to attached Tables 1 and 2 for comments related to the Use Categories used by the current Zoning Ordinance.**

#### **Table 1 -**

This Table lists Uses staff is recommending for further evaluation. The Comment column briefly describes the purpose for further evaluation, some terms are simply outdated, while others may not include a clear definition in the Ordinance.

#### **Table 2 -**

This Table includes each Use term found in the Zoning Ordinance District Chapter. The terms (or Use Category) has been sorted by land use types suggested by staff as being unique in terms of land use behavior.

**Performance Standards:**

The standards for each use should be evaluated and updated as deemed appropriate. These provisions will be created as each category/use is solidified in the text within the appropriate District. Sources to refer to as these are prepared to ensure consistency include: Appearance Code, Standard Specifications for Improvements, Landscape Ordinance and the Comprehensive Plan Guidelines.

Manufacturing Standards – need to make certain references to other sources are still current.

**New Districts:**

Evaluate current regulations and determine if additional districts are necessary based on Comprehensive Plan recommendations.

**Overlay Districts:**

Opportunities include:

- Downtown – Businesses and Residential mix.
- Route 47 Corridor (Route 126 to US 34) – Businesses in residential structures
- Town Square Park vicinity
- Historic District(s)
- Others?

**Off Street Paring and Loading – Chapter 11**

This Chapter was recently updated (2006) and is relatively current in terms of engineering principles and access management issues. Some items to consider as this chapter is evaluated include introducing Bike Rack standards and evaluating and updating Parking and Loading Ratios as necessary.

**Planned Unit Development – Chapter 13**

This Chapter was also recently updated (2006) and is relatively current, however should be evaluated and updated/refined as necessary.

**Zoning Administration and Enforcement – Chapter 14**

Consider adding Zoning Administrator orders/interpretations  
Consider removing Fees structure from Zoning Code

**Cell Towers – Chapter 15**

Evaluate and Update – ensure that this code addresses current technologies

**Other New Sections**

The Plan Commission conducted a public hearing in January 2009 and recommended introducing Chapter 16 – Wind Energy Systems to the Zoning Ordinance. The City Council is reviewing this recommendation.

**TABLE 1**

Use Category	Zoning Districts														Staff Comments/Draft Recommendations	
	Residential						Business					Manufacturing		AG		
	Estate	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	A-1		
<b>Uses Recommended for Further Evaluation</b>																
Accessory Uses	P	P	P	P	P	P						P	P	P		Expand to all Districts
Agricultural															P	Create definition - create addition terms if necessary
Airport	S	S	S	S	S	S						S	S	S		Evaluate - APA recommends use not near residential
Art needlework and hand weaving												P	P			outdated term - remove from ordinance
Auction house										P						Evaluate - possibly expand to other Districts such as A-1
Automatic food service									P	P	P					outdated term - remove from ordinance
Bakeries (wholesale)												P	P			Clarify definition as wholesale/production - maybe allow retail as special use
Bakery (retail)									P	P	P	P				Clarify definition as retail - determine appropriate amount of onsite production
Bed and Breakfast Inn			S		S	S										Evaluate - possibly expand to other Districts - consider parking needs
Blueprint and Photostat shop										P	P	P				Clarify/update the term
Boarding and lodging houses					S	S										Evaluate - clarify/update terms and consider migrant workers in Agriculture District
Boat launching ramp										S	S	S	S			Typically an accessory use - consider removing term
Bus terminals, bus garages, bus lots, street railway terminals or streetcar houses												P	P			Evaluate - consider separating uses based on behavior and typical intensity of the various uses being very different
Business machine repair										P	P					outdated term - remove from ordinance
Car wash without mechanical repair on the premises										P	P					outdated terms - remove phrase - leave car wash as a term
Catalog sales office										P	P	P				outdated term - remove from ordinance
Club - Private indoor							P	P	P	P	P				S	Combine terms. Evaluate and clarify the definition. Specify that these are not Adult uses and create new terms for Adult uses.
Club - Private outdoor								P	P	P	P				S	
Commercial feeding of fish, poultry, livestock															S	Evaluate and create definition - large scale feeding operations should be researched and appropriate criteria and conditions should be addressed within the ordinance
Community center									P	P	P	P	P	P		Create definition - clarify difference in public (Beecher Center) verses private (HOA clubhouse)
Drive-in restaurant										P	P					outdated term - remove from ordinance
Dwelling units for watchmen												P	P			Evaluate need - may be outdated term
Fire station	S	S	S	S	S	S						P	P			Expand to all Districts
Frozen food locker										P	P					outdated term - remove from ordinance
Garage - bus or truck											P					Create definition
Hospital or treatment center									P	P	P	P				Separate terms - Hospital is a stand alone term and treatment center behaves differently in many respects.
Hotel										P	P	P				Combine with Motel
Motel										P	P	P				Combine with Hotel
Newspaper publishing										P	P	P				Consider Districts permitted - behavior more similar to manufacturing uses
Police station	S	S	S	S	S	S						P	P			Expand to all Districts
Post office										P	P	P	P			Federal Use - no local authority - remove from Ordinance
Pump sales											P	P				outdated term - remove from ordinance
Railroad passenger depot															S	Expand to all Districts
Sanitary land fill												S	S			Municipal zoning authority is not applicable to this use - remove from Ordinance
Stone and gravel quarries														S		ongoing discussions occurring with Plan Commission regarding updating mining regulations
Storage of household goods												P	P			Evaluate - consider removing from ordinance - could be interpreted as miniwarehouse storage
Telegraph office							P	P	P	P	P					outdated term - remove from ordinance
Tourist Home					S (5 no max)	S (5 no max)										Evaluate - consider combining with hotel/motel or bed and breakfast terms
Trailer										P	P	P	P			Evaluate - may be unnecessary term
Typewriter - sales and repair											P	P	P			outdated term - remove from ordinance

TABLE 2

Use Category	Zoning Districts														
	Residential				Business					Manufacturing				Ag	
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4	M-1	M-2	A-1	
Agricultural implement sales and service															S
Automobile painting, upholstery, repairing, reconditioning and body& fender repairing, when done in the confines of a structure									P						
Automobile rental															
Automobile sales and service									P						
Boat rental and storage															
Boat sales															
Building material sales															
Contractor facilities with outdoor storage															
Feed and grain sales															
Fertilizer sales with storage and mixture															
Grain elevators and storage															
Greenhouse															
Heavy machinery and equipment rental business															
Kennel															
Motorcycle sales and service															
Nursery															
Orchard															
Recreational vehicle sales and service															
Riding academies and stables															
Storage and sale of trailers, farm implements and other similar equipment on an open lot															
Storage of flammable liquids, fats or oil in tanks each of 15,000 gallons or less capacity															
Trailer rental															
Truck rental															
Truck sales and service															
Truck, truck tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal															
Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature, ready mix batch plants, and asphalt manufacturing plants															

Use Category	Zoning Districts														
	Residential				Business					Manufacturing				Ag	
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4	M-1	M-2	A-1	
Amusement park															
Arena															
Auditorium															
Billiard parlor															
Bowling alley															
Dance hall															
Golf Course															
Golf driving range	P	P	P	P	P	P									
Gymnasium															
Health club or gymnasium								P	P	P	P				
Miniature golf															
Mortuary - funeral home															
Park - commercial recreational															
Parks															
Playground															
Recreational camp - private															
Recreation center															
Skating rink															
Sports arena															
Stadium															
Swimming pool - indoor															
Tavern - nightclub															
Tennis club															
Tennis court - indoor															
Theater															

Use Category	Zoning Districts														
	Residential				Business					Manufacturing				Ag	
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4	M-1	M-2	A-1	
Cemetery	S	S	S	S	S	S									
Church	P	P	P	P	P	P									
Convent	P	P	P	P	P	P									
Eleemosynary institution	S	S	S	S	S	S									
Hospital	S	S	S	S	S	S									
Institution for aged	S	S	S	S	S	S									
Institution for children	S	S	S	S	S	S									
Library															
Monastery	P	P	P	P	P	P									
Nursing home	S	S	S	S	S	S									
Philanthropic institution	S	S	S	S	S	S									
Rest home	S	S	S	S	S	S									
Sanitarium	S	S	S	S	S	S									
Seminary	P	P	P	P	P	P									

Use Category	Zoning Districts														
	Residential				Business					Manufacturing				Ag	
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4	M-1	M-2	A-1	
College	S	S	S	S	S	S									
Commercial school, trade school	P	P	P	P	P	P									
School	S	S	S	S	S	S									
Schools, day or nursery, public or private															

TABLE 2

Manufacturing - Processing/Assembly Uses	Zoning Districts													
	Residential						Business							
	Estate	R-1	R-2	R-2D	R-3	R-4	Q	B-1	B-2	B-3	B-4	Manufacturing	AG	
<b>Use Category</b>														
Advertising displays												M-1	M-2	A-1
Any manufacturing that can operate in compliance with performance standards of 10-8-1														
Apparel and other products manufactured from textiles														
Awnings, venetian blinds														
Beverages - nonalcoholic														
Blacksmith or welding shop														S
Books - hand binding and tooling														
Bottling works														
Brushes and brooms														
Cameras and other photographic equipment and supplies														
Canning and preserving														
Canvas and canvas products														
Cement block manufacturing												S		
Ceramic products - such as pottery and small glazing tile														
Cleaning and dyeing establishments when handling more than 1,500 pounds of dry goods per day														
Clothing - manufacturing														
Cosmetics and toiletries														
Creameries and dairies														
Dentures - manufacturing														
Drugs - manufacturing														
Electrical appliances - manufacturing														
Electrical equipment assembly														
Electrical supply manufacturing														
Food products - processing														
Fur goods - not including tanning and dyeing														
Glass products from previously manufactured glass														
Hair, felt and feather products														
Hat bodies of fur and wool felt														
Hosiery - manufacturing														
House trailers, manufacture														
Ice, natural														
Ink mixing and packaging and inked ribbons														
Jewelry - manufacturing														
Laboratories														
Laundries														
Leather products - not including tanning and dyeing														
Luggage - manufacturing														
Machine shop tools, die and pattern making														
Meat products												S	S	
Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing and heat treatment														
Metal stamping and extrusion of small products														
Milk processing and distribution														S
Musical instruments														
Orthopedic and medical appliances														
Paper products														
Perfumes and cosmetics														
Pharmaceutical products														
Plastic products - not including manufacturing of the raw materials														
Precision instruments														
Printing and newspaper publishing														
Products from finished materials														
Rubber products														
Silverware manufacturing														
Soap and detergent packaging														
Soldering and welding														
Sporting and athletic equipment - manufacturing														
Statuary, mannequins, figurines excluding foundry operations														
Textiles - manufacturing														
Tool and die shops														
Tools and hardware - manufacturing														
Toys - manufacturing														
Umbrellas - manufacturing														
Upholstering (bulk)														
use with flammable products limited to 12,000 gallons per tank not to exceed 50,000 gallons per zoning lot														
Vehicles, children's,														
Watches - manufacturing														
Wholesaling and warehousing - Local cartage express facilities - not including motor freight terminal														
Wood products														

Professional Service Uses	Zoning Districts													
	Residential						Business							
	Estate	R-1	R-2	R-2D	R-3	R-4	Q	B-1	B-2	B-3	B-4	Manufacturing	AG	
<b>Use Category</b>														
Advertising agency							P	P	P	P	P			
Animal hospital														S
Appliance - service														
Barber shop							P	P	P	P	P			
Beauty shop							P	P	P	P	P			
Bookkeeping service							P	P	P	P	P			
Carpet and rug cleaning							P	P	P	P	P			
Catering Service														
Clothes - pressing and repair														
Contractor offices														
Daycare	S	S	S	S	S	S	S	Prohibited				S	S	S
Detective agency							P	P	P	P	P			
Dressmaker - seamstress							P	P	P	P	P			

TABLE 2

Professional Service Uses (CONTINUED)

Use Category	Zoning Districts													
	Residential				Business				Manufacturing			Ag		
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4		M-1	M-2
Employment office							P	P	P	P	P			
Engineering office							P	P	P	P	P			
Furniture repair and refinishing														
Government office							P	P	P	P	P			
Income tax service							P	P	P	P	P			
Insurance office							P	P	P	P	P			
Interior decorating studio														
Locksmith							P	P	P	P	P			
Medical clinic														
Photograph studio							P	P	P	P	P			
Professional building							P	P	P	P	P			
Professional offices							P	P	P	P	P			
Public accountant							P	P	P	P	P			
Radio and television studios							P	P	P	P	P			
Real estate office														
Reducing salon, masseur and steam bath												P	P	
Repair of household or office machinery or equipment														
Shoe and hat repair														
Stenographic service							P	P	P	P	P			
Stock broker							P	P	P	P	P			
Taxidermist														
Title company							P	P	P	P	P			
Travel agency							P	P	P	P	P			
Upholstery shop														
Utility office							P	P	P	P	P			
Veterinary clinic														
Watch and clock sales and repair														
Weaving and mending - custom														
Manufacturing agent's office							P	P	P	P	P			

Retail Service Uses

Use Category	Zoning Districts													
	Residential				Business				Manufacturing			Ag		
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4		M-1	M-2
Agricultural product sales														S
Animal feed storage, preparation, retail														S
Appliances - sales									P	P	P			
Army/Navy surplus									P	P	P			
Art gallery - art studio sales									P	P	P			
Art supply store									P	P	P			
Automobile accessory store									P	P	P			
Bank							S	S	S	S	S			
Bicycle shop									P	P	P			
Bookstore									P	P	P			
Camera shop									P	P	P			
Carry-out food service									P	P	P			
Cigar, cigarette and tobacco store									P	P	P			
Clothing store - all types									P	P	P			
Clothing store - all types									P	P	P			
Credit union							S	S	S	S	S			
Department store									P	P	P			
Discount store									P	P	P			
Drugstore									P	P	P			
Dry goods store - retail									P	P	P			
Electrical equipment sales														
Floor covering sales									P	P	P			
Florist sales									P	P	P			
Fruit and vegetable market - retail									P	P	P			
Furniture sales - new/used									P	P	P			
Gasoline service station												S	S	
Gift shop									P	P	P			
Grocery store - supermarket									P	P	P			
Hardware store									P	P	P			
Health food store									P	P	P			
Hobby shop									P	P	P			
Household furniture shop									P	P	P			
Ice cream shop									P	P	P			
Jewelry - retail									P	P	P			
Junior department store									P	P	P			
Laundry, cleaning and dyeing - retail									P	P	P			
Leather goods									P	P	P			
Liquor store							S	S	S	S	S			S
Magazine and newsstand							P	P	P	P	P			
Meat market							P	P	P	P	P			
Music, instrument and record store									P	P	P			
Office equipment and supply sales									P	P	P			
Paint/wallpaper store									P	P	P			
Pawnshop									P	P	P			
Personal loan agency									P	P	P			
Pet store									P	P	P			
Picture frame store									P	P	P			
Plumbing supplies and fixture sales									P	P	P			
Restaurant									P	P	P			
Savings and loan association							S	S	S	S	S			
Sporting goods									P	P	P			
Stationery									P	P	P			
Ticket office							P	P	P	P	P			
Toy store									P	P	P			

TABLE 2

Retail Service Uses (CONTINUED)

Use Category	Zoning Districts													
	Residential				Business				Manufacturing				Ag	
	Estate (in overlay)	R-1	R-2 (in overlay)	R-2.D (in overlay)	R-3 (in overlay)	R-4 (in overlay)	Q	B-1	B-2	B-3	B-4	M-1		M-2
Variety store			S		S	S			P	P	P			
Antique Sales					S			P	P	P	P			
Cafeteria (diner)								P	P	P	P			
Coffee shop							P	P	P	P	P			

Residential Uses

Use Category	Zoning Districts													
	Residential				Business				Manufacturing				Ag	
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4	M-1		M-2
Home Occupations	P	P	P	P	P	P								
Mobile Home Park					S (10 acre min)	S								
Multiple-family dwellings					P	P						S (in business bldg)	S (in business bldg)	
One-family detached dwellings	P	P	P	P	P	P								P
Rectories and parish houses	P	P	P	P	P	P								
Two-family semidetached (duplexes)	-	-	-	P	P	P								

Transportation Uses

Use Category	Zoning Districts													
	Residential				Business				Manufacturing				Ag	
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4	M-1		M-2
Marina												S	S	
Motor freight terminals												S	S	
Railroad repair shops, maintenance buildings and switching yards												S	S	
Railroad rights of way	S	S	S	S	S	S								S
Taxicab garage										P	P			

Utility Uses

Use Category	Zoning Districts													
	Residential				Business				Manufacturing				Ag	
	Estate	R-1	R-2	R-2.D	R-3	R-4	Q	B-1	B-2	B-3	B-4	M-1		M-2
Communications use														
Electric substation	S	S	S	S	S	S		P	P	P	P	P	P	S
Filtration plant	S	S	S	S	S	S								
Public Utility electric substations and distribution centers, gas regulations centers and underground gas holder stations														
Public utility facilities	P	P	P	P	P	P								
Radio and television towers, commercial	S	S	S	S	S	S								S
Sewage treatment plant	S	S	S	S	S	S								S
Solid waste disposal site							S	S	S	S	S	S	S	
Telephone exchange	S	S	S	S	S	S						P	P	
Utility company maintenance yard											P			
Utility service yard or garage											P			
Water pumping stations												P	P	P
Water reservoirs												P	P	P