

Zoning Classification	R-1	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	AG	CO	PUD
District	Single Family Residential	Single Family Residential	Two-Family Residential	Multi-Family Residential	Local Commercial District	General Commercial District	Central Business District	Light Industrial District	Heavy Industrial District	Agriculture	Conservation	Planned Unit Development
Purpose	Principal uses in district are for single family dwellings	Principal uses in district are for single family dwellings	Principal uses in district are for single and two-family dwellings	Designed for more intensive residential use of land; should be located near major streets for good accessibility	Designed for retail business and service uses to serve surrounding residential areas. Also to encourage concentration of local businesses to the benefit of the consumer and merchant. Promote the best use of land at certain strategic locations and avoid marginal strip business development	Permitting a wider range of business and entertainment activities than those in B-1. Uses would serve larger consumers than surrounding residential areas and have higher vehicular traffic, thus requiring more off-street parking. Reflect major shopping concentrations and other commercial uses along major highways and desired future commercial centers.	Permitting a wider range of business activities commensurate with the diversified nature, history and regional character of the central business area (historic downtown) of the City.	To primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and which will not cause adverse affects to adjacent residential or commercial property	To accommodate primary uses of manufacturing, assembling, and fabricating, including large scale or specialized industrial operations requiring good access by road or railroad and needing special sites or public and utility services.	Permitted for agriculture related uses such as farming and grain storage but excluding the raising or keeping of fowl and livestock. Home occupations are also included such as one and two-family residential dwellings; community buildings; utility and service system buildings and lands; libraries and museums; picnic grounds; religious, educational or charitable institutions.	Permitted uses include lakes, public and private picnic areas, marinas, beaches, campgrounds, public parks, forest preserves, and farms.	To provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. This district is designed to promote both the aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density or intensity of development.

**Building and Lot**

Building Height Max.	2.5 Stories but no higher than 35 ft. max	2.5 Stories but no higher than 35 ft. max	2.5 Stories but no higher than 35 ft. max	10 Stories but no higher than 120 ft. max	2 Stories or a maximum of 35 ft. (planned developments with at least 5 acres with one owner may exceed the height limitations)	4 Stories or a maximum of 48 ft. except for multi-family uses which can be 10 stories or 125 ft.	6 stories or a maximum of 80 ft. except for multi-family uses which can be 10 stories or 125 ft.	4 Stories or a maximum of 48 ft.	4 Stories or a maximum of 48 ft.	30 ft.	No Requirement	Unspecified
Required Lot Area	At least 15,000 Sq. ft.; 1.5 acres if one horse is kept or 2.5 acres if more than one horse	At least 7,500 sq. ft.	5,000 Sq. Ft. - Single Family Structure 3,000 Sq. Ft. - Two Family Structure (per unit)	At least 6,000 sq. ft. Lot area is computed by size of units: Efficiency Unit: 850 sq. ft. 1-bedroom unit: 1,000 sq. ft. 2-bedroom unit-1,200 sq. ft. Each additional bedroom: add 300 sq. ft.	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement	at least 1 acre (43,560 sq. ft.)	No Requirement	at least 1 acre (43,560 sq. ft.)
Minimum Lot Width	At least 100 ft.	At least 60 ft.	50 ft. - Single Family Structure 60 ft. - Two Family Structure	At least 60 ft.	At least 50 ft.	At least 50 ft.	No Requirement	At least 50 ft.	At least 50 ft.	At least 150 ft.	No Requirement	Unspecified
Minimum Floor Space	1 story only: at least 1,800 sq. ft. Each dwelling with 1.5 or more stories, the 1st floor = at least 1,000 sq. ft.	At least 1,000 sq. ft. per dwelling unit	At least 800 sq. ft. per dwelling unit	At least: Efficiency Unit: 300 sq. ft. 1-bedroom unit: 500 sq. ft. 2-bedroom unit-650 sq. ft. 3-bedroom unit-800 sq. ft. Each additional bedroom: add 150 sq. ft.	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement	Unspecified
Max coverage of lot (%)	30%	40%	40%	40%	60%	60%	No Requirement	70%	70%	No Requirement	No Requirement	Unspecified

**YARDS**

Front Yard Requirement	At least 40 ft.	At least 25 ft.	At least 25 ft.	At least 25 ft.	No Requirement (Exempt if in line with residences)	No Requirement (Exempt if in line with residences)	No Requirement	At least 25 ft.	At least 25 ft.	50 ft.	100 ft.	Unspecified
Side Yard Requirement	Must have 2 side yards totaling 20 ft. in width. Such side yards cannot individually be less than 8 ft. in width	Must have 2 side yards totaling 12 ft. in width. Such side yards cannot individually be less than 5 ft. in width	Must have 2 side yards totaling 12 ft. in width. Such side yards cannot individually be less than 5 ft. in width	Must have 2 side yards totaling 12 ft. in width. Such side yards cannot individually be less than 5 ft. in width	No Requirement (Exempt if in line with residences)	No Requirement (Exempt if in line with residences)	No Requirement	Must have 2 side yards totaling 25 ft. in width. Such side yards cannot individually be less than 10 ft. in width	Must have 2 side yards totaling 25 ft. in width. Such side yards cannot individually be less than 10 ft. in width	15 ft.	45 ft.	Unspecified
Rear Yard Requirement	At least 25 ft.	At least 25 ft.	At least 25 ft.	At least 25 ft.	At least 20 ft.	At least 20 ft.	No Requirement	At least 25 ft.	25 ft.	30 ft.	60 ft.	Unspecified

**MISCELLANEOUS**

Other	If horses kept, a fence cannot be erected any closer than 25 ft. from the property line.	N/A	N/A	Discrepancy in width lot in code between 10-7-5 (A) and (B)	N/A	N/A	N/A	N/A	N/A	Any junkyard allowed as a special use under this chapter or which exists as a nonconforming use shall have on all sides of the site, except the entrance, exits or along sides of the premises enclosed by buildings, a fence or wall at least 8 ft. in height.	N/A	N/A	All land uses listed in the districts established in the zoning code may be permitted in a PUD. Density and Intensity requirements, bulk requirements, landscaping requirements, and parking and loading requirements listed in Chapters 4-12, and 14 may be waived within the PUD.
Special Use Exceptions	Public hospital (only if adjacent to major thoroughfare); public utility buildings (not including service or storage yards); Churches and other facilities normally incidental thereto (site of church has to be at least 2 acres, has adequate off-street parking, and next to thoroughfare); residential PUDs; stables for the housing of no more than 2 horses; home occupations, and bed and breakfasts	R-1 Special use exceptions allowed; accessory buildings customarily incidental to the permitted use in this section; "Home occupation" as defined in section 10-15.1.1; childcare center, nursery school or day nursery serving 4-7 children with buffer strip; and bed and breakfasts	R-2 Special use exceptions allowed; Bed and Breakfasts	R-3 Special use exceptions allowed; boarding houses when located on a major thoroughfare; a residential structure for a home for persons aged, handicapped or impaired or a rest or convalescent home; mortuaries and professional offices such as doctor, lawyer, engineer, architect, dentist, or chiropractor, not including veterinarian, when located on a street designated as a major thoroughfare; art and music schools with programs and recitals incidental to the instruction provided; clubs and lodges operated not for profit; residential PUDs, and bed and breakfasts	Automobile service stations (if at least 500 ft from a public school, playground, playfield or park); bus stations on major thoroughfares; multi-family dwellings; commercial PUDs; a childcare center, nursery school or day nursery with no limit on the number of children; and bed and breakfasts	Multi family dwellings; open air business uses (with restrictions-see code); bowling lanes if at least 150 ft. from R-1, R-2, R-3 or R-4; Drive in establishment or open front store (if at least 100 ft from an intersection); wholesale or jobbing businesses; parking lots accessory to uses in the B-3 central business district and within 300 ft. of B-3 district; commercial PUDs; a childcare facility as in a B-2 district; mini-storage facilities on a plot of not less than one acre; and bed and breakfasts	Multi family dwellings; open air business uses (with restrictions-see code); and bed and breakfasts	Rust proofing shops; metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and or nuisances; other uses of a similar and no more objectionable character to the above uses.	Body plants; brewing or distillation of malt beverages or liquors; canning factories; chemical plants; drive-in theaters; lumber and planing mills; metal stamping and pressing plants; open storage yards of building and construction contractors; junkyards; other types of heavy industrial uses not listed in Chapter 16 of this Title; uses of manufacturing nature wherein it can be demonstrated to the city council, no objectionable odors, fumes, dirt, vibration, or noise will be present beyond the property lines of the property in such heavy manufacturing use.	Uses of land including quarrying and mining of natural resources, sanitary landfills, refuse disposal and dumps; cemeteries; commercial resort uses such as lodges, restaurants, rental cottages, riding stables, golf courses, swimming pools, tennis courts and other such recreational facilities.	Uses of land including quarrying and mining of natural resources, sanitary landfills, refuse disposal and dumps; cemeteries; commercial resort uses such as lodges, restaurants, rental cottages, riding stables, golf courses, swimming pools, tennis courts and other such recreational facilities.	All land uses listed in the districts established in the zoning code may be permitted in a PUD. Density and Intensity requirements, bulk requirements, landscaping requirements, and parking and loading requirements listed in Chapters 4-12, and 14 may be waived within the PUD.	