

DIVISION 6 - PRINCIPAL USES AND DISTRICT STANDARDS

SEC. 15.6-1 PREAMBLE. These Principal Uses and District Standards are intended to govern the use of land, buildings, and structures and establish bulk and off-street parking and loading requirements applicable thereto. It is essential that each new use of land, buildings, or structures become an integral part of the overall function and pattern of community development. All development subject to the provisions of this Code, except as provided hereinafter for Planned Unit Developments, as provided in ordinances authorizing special use permits or pursuant to variations granted by the Zoning Board of Appeals or corporate authority shall conform to the standards of the district in which it is located.

SEC. 15.6-2 A-AGRICULTURE DISTRICT.

- A. **Intent.** The intent of the A-Agriculture District is to govern the use of land, buildings, and structures within areas of the Town where soil, topographic, and other conditions are best suited for the pursuit of agriculture or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property. These regulations are further intended to provide for the protection and conservation of natural resources; to prevent or minimize conflicts between agriculture and non-agricultural land uses; act as a holding zone for annexed land prior to timely development; and to facilitate orderly and efficient urban development by preventing a scattered and indiscriminate pattern of urban growth.
- B. **Zoning Map Amendment Guidelines.** In making its legislative determination to zone or rezone property to the A-Agriculture zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The suitability of the property for agricultural uses.
 2. The extent to which the property and adjoining properties exhibit indicators of urbanization, such as land subdivision, change in land use, or substantial increases in property values.
 3. The impact of agricultural use upon the property and upon adjacent properties.
 4. Potential public benefit derived from preservation of natural resources on or under the property.
 5. The extent to which the property can be effectively served by existing or proposed public facilities and utilities.
- C. **Permitted Uses.** In the A-Agriculture District, no buildings or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Farm
3. Roadside stands for sale of agricultural products
4. Telecommunication antenna and related telecommunication antenna facilities. (Amended 6/16/97 by Ord. No. 4456)

D. Special Uses. The following special uses may be permitted, subject to the conditions and standards stated in Division 10 of this Code.

1. Agriculture & Horticultural Fairs, Displays & Shows & Exhibits
2. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
3. Cannabis Craft Grower, as set forth under Division 20
4. Cannabis Cultivation Center, as set forth under Division 20
5. Cemeteries
6. Country Clubs & Private Golf Courses
7. Extraction, Loading, Storage, Washing & Hauling of Sand, Gravel & Topsoil
8. Nurseries & Greenhouses
9. Riding Stables
10. Veterinary Hospitals

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. Lots shall contain a minimum of five (5) acres and shall have a minimum lot width of three hundred (300) feet.
2. Yards.
 - a. Front Yard. Fifty (50) feet minimum.
 - b. Side Yard. Fifty (50) feet minimum each.
 - c. Corner Side Yard. Fifty (50) feet minimum.
 - d. Rear Yard. Fifty (50) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations, see SEC. 15.4-3(C) of this Code.

F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.

G. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

SEC. 15.6-3 R-1AA SINGLE-FAMILY RESIDENCE DISTRICT.

- A. Intent. The intent of this R-1AA Residence District is to provide for the establishment of areas characterized by large-lot single-family dwellings intended for occupancy by families and related recreational, religious, and cultural facilities that serve the immediately surrounding residents, as well as those living in the district. The R-1AA district provides for up to approximately two dwelling units per acre.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-1AA Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the uses which might lawfully occur on the property so zoned.
 2. The adequacy of public services, including police and fire protection and solid waste collection, serving the property and the impact permitted uses would have upon these services.
 3. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunities and a variety of housing types.
 4. The existence of vacant properties in the vicinity that are developable for uses compatible to those permitted in this district.
 5. The impact any natural disasters, including flooding, would have upon permitted uses.
 6. The impact the permitted uses would have upon the environment including noise, air, or water pollution.
 7. The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1AA District and the impact such uses, if developed on the property would have upon existing uses in the vicinity.
 8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.
- C. Permitted Uses. In the R-1AA Residence District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
 2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
 3. Dwellings, Single Family
- D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.
1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
 2. Cemeteries
 3. Churches & Other Places of Public Worship
 4. Country Clubs & Private Golf Courses
 5. Day Care Centers in Churches
- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.
1. Lot Size and Width. Lots shall contain a minimum of twenty-two thousand five hundred (22,500) square feet and shall have a minimum lot width of one hundred twenty-five (125) feet.
 2. Yards.
 - a. Front Yard. Forty (40) feet minimum or the average setback, whichever is greater.
 - b. Side Yards. Twenty (20) feet minimum each.
 - c. Corner Side Yards. Thirty-five (35) feet minimum.
 - d. Rear Yard. Sixty (60) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
 - f. With the exception of driveways leading to off-street parking, private sidewalks, front stoops and porches, the remainder of the front and corner side yards shall be landscaped. (Added 1/20/04 by Ord. No. 4926)
 3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations, see SEC. 15.4-3(C) of this Code.
- F. Signs. All signs shall conform to the requirements contained in Division 13 of this code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7.

SEC. 15.6-4 R-1A SINGLE-FAMILY RESIDENCE DISTRICT.

- A. Intent. The intent of this R-1A Residence District is to provide primarily for the establishment of areas characterized by moderate-sized lots and single-family detached dwellings intended for occupancy by families. In addition to these dwellings, related recreational, religious, and cultural facilities intended to serve the immediately surrounding residents are allowed where such facilities are found to be compatible with surrounding residential development. The R-1A district allows densities of up to approximately four dwelling units per acre.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-1A Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 2. The adequacy of public services, including police and fire protection and solid waste collection, serving the property and the impact permitted uses would have upon these services.
 3. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunities and a variety of housing types.
 4. The existence of vacant properties in the vicinity that are developable for uses compatible to those permitted in this district.
 5. The impact any natural disasters, including flooding, would have upon permitted uses.
 6. The impact the permitted uses would have upon the environment including noise, air, or water pollution.
 7. The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1A District and the impact such uses, if developed on the property would have upon existing uses in the vicinity.
 8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.
- C. Permitted Uses. In the R-1A Residence District, no building or land shall be used

except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
3. Dwellings, Single Family

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
2. Cemeteries
3. Churches & Other Places of Public Worship
4. Country Clubs & Private Golf Courses
5. Day Care Centers in Churches

E. Bulk Regulations. The following bulk regulations shall apply to all permitted uses. Bulk regulations relating to special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. Lots shall contain a minimum of ten thousand (10,000) square feet and shall have a minimum lot width of seventy (70) feet.
2. Yards.
 - a. Front Yard. Thirty (30) feet minimum or the average setback, whichever is greater.
 - b. Side Yards. Eight (8) feet minimum each.
 - c. Corner Side Yard. Thirty (30) feet minimum.
 - d. Rear Yard. Forty (40) feet minimum.
 - e. For General Yard Regulations that are applicable, see SEC. 15.4-5 of this Code.
 - f. With the exception of driveways leading to off-street parking, private sidewalks, front stoops and porches, the remainder of the front and corner side yards shall be landscaped. (Added 1/20/04 by Ord. No. 4926)
3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations, see SEC. 15.4-3(C) of this Code.

F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.

G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

SEC. 15.6-5 R-1B SINGLE-FAMILY RESIDENCE DISTRICT.

- A. Intent. The intent of this R-1B Residence District is to provide primarily for the establishment of areas of higher density single-family detached dwellings. Densities of approximately six dwelling units per acre are allowed. This district may be applied to newly developed areas, as well as the older residential areas of the Town.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-1B Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 2. The adequacy of public services, including police and fire protection and solid waste collection, serving the property and the impact permitted uses would have upon these services.
 3. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunities and a variety of housing types.
 4. The existence of vacant or re-developable properties in the vicinity that are developable for uses compatible to those permitted in this district.
 5. The impact any natural disasters, including flooding, would have upon permitted uses.
 6. The impact the permitted uses would have upon the environment including noise, air, or water pollution.
 7. The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1B District and the impact such uses, if developed on the property would have upon existing uses in the vicinity.
 8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.
- C. Permitted Uses. In the R-1B Residence District, no building or land shall be used except for one (1) or more of the following specified uses, unless otherwise provided in this Code.
1. Agriculture
 2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)

3. Dwellings, Single Family

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
2. Cemeteries
3. Churches & Other Places of Public Worship
4. Country Clubs & Private Golf Courses
5. Day Care Centers in Churches

E. Bulk Regulations. The following bulk regulations shall apply to all permitted residential uses. Bulk regulations relating to special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. Lots shall contain a minimum of six thousand six hundred (6,600) square feet and shall have a minimum lot width of sixty (60) feet.
2. Yards.
 - a. Front Yard. Twenty-five (25) feet minimum or the average setback, whichever is greater.
 - b. Side Yards. Six (6) feet minimum each. (Amended 11/20/95 by Ord. No. 4356)
 - c. Corner Side Yard. Twenty-five (25) feet minimum.
 - d. Rear Yard. Thirty-five (35) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
 - f. With the exception of driveways leading to off-street parking, private sidewalks, front stoops and porches, the remainder of the front and corner side yards shall be landscaped. (Added 1/20/04 by Ord. No. 4926)
3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations, see SEC. 15.4-3(C) of this Code.

F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.

- G. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

SEC. 15.6-6 R-2 MIXED RESIDENTIAL DISTRICT.

- A. Intent. The intent of this R-2 Residence District is to accommodate development characterized by a mixture of housing types at a high single-family and low multiple-family structural density. Densities of up to approximately 14 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling types in order to extend the economic lift of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and structural density.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-2 Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.
 2. The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes and places of employment.
 3. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 4. The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.
 5. The adequacy of public services including schools, police and fire protection and solid waste collection, serving the property and the impact the permitted uses would have upon these services.
 6. The potential impact existing or permitted uses in the vicinity would have upon land uses authorized in the R-2 District and the impact such uses, if developed, would have upon existing uses in the vicinity.
 7. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.

8. The impact any natural disasters, including flooding would have upon the permitted uses.
 9. The impact the permitted uses would have upon the environment including noise, air, and water pollution.
 10. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.
- C. Permitted Uses. In the R-2 Residence District, no building or land may be used except for one or more of the following specified uses, unless otherwise provided in the Code.
1. Agriculture
 2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
 3. Dwelling, Two-Family
 4. Dwellings, Single Family
- D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.
1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
 2. Churches & Other Places of Public Worship
 3. Day Care Centers
- E. Bulk Regulations. The following bulk requirements shall apply to all permitted residential uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.
1. Lot Size and Width. Lots shall be sized as follows:
 - a. Dwellings, single-family. Six thousand six hundred (6,600) square feet and sixty (60) feet in width.
 - b. Dwellings, two-family. Seven thousand five hundred (7,500) square feet and seventy-five (75) feet in width, except, however, where a lot of record contains one (1) side yard of zero (0) feet, then the lot must contain three thousand seven hundred and fifty (3,750) square feet and thirty seven and one-half (37.5) feet in width. (Amended 9/16/91)(Amended 11/16/92 by Ord. 4091)
 - c. Day Care Centers. In accordance with Department of Children and Family Service licensing standards.
 2. Yards.

- a. Front Yard. Twenty-five (25) feet minimum or the average setback, whichever is greater.
 - b. Side Yards. Six (6) feet minimum each except a lot of record meeting or exceeding all bulk requirements of this district may contain one (1) side yard of at least six (6) feet and one (1) sideyard of zero (0) feet, provided that side yard of zero (0) feet abuts another lot with a side yard of zero (0) feet and the two (2) lots share the same side yard of zero (0) feet. (Amended 9/16/91)(Amended 11/16/92 by Ord. 4091)
 - c. Corner Side Yard. Twenty-five (25) feet minimum.
 - d. Rear Yard. Thirty-five (35) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
 - f. With the exception of driveways leading to off-street parking, private sidewalks, front stoops and porches, the remainder of the front and corner side yards shall be landscaped. (Added 1/20/04 by Ord. No. 4926)
3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations see SEC. 15.4-3(C) of this Code.
- F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

SEC. 15.6-7 R-3A MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT.

- A. Intent. The intent of this R-3A Residence District is to facilitate the development of residential districts for primarily multiple-family residences, which may generally serve as a zone of transition between non-residential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring the apartment type of dwelling at densities from 12 to 18 dwelling units per acre.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-3A Residence zoning classification, the Planning

Commission and Town Council may apply the following guidelines to the proposal under consideration.

1. The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.
2. The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.
3. The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes and places of employment.
4. The adequacy of public services including schools, police and fire protection, and solid waste collection, serving the property and the impact the permitted uses would have upon these services.
5. The capacity of existing and proposed community facilities and utilities including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
6. The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses authorized in the district would have upon these surrounding areas.
7. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.
8. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
9. Impact any natural disasters, including flooding, would have upon the permitted uses.
10. The conformance of the proposal with the Town's Comprehensive Plan and Official Map.

C. Permitted Uses. In the R-3A Residence District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
3. Dwelling, Multiple-Family

4. Dwelling, Two-Family

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
2. Churches & Other Places of Public Worship
3. Commercial Parking Lot (Added 1/16/01 by Ord. No. 4707)
4. Country Clubs & Private Golf Courses
5. Day Care Centers
6. Nursing & Retirement Homes
7. Rooming Houses
8. Therapeutic Care Homes

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. Lots shall be sized as follows:

- a. Dwellings, two family. Eight thousand (8,000) square feet and eighty (80) feet in width; however, when one side yard of zero (0) feet is proposed, then the lot must contain four thousand (4,000) square feet and forty (40) feet in width. (Amended 11/20/95 by Ord. No. 4356)
- b. Dwellings, multiple-family. Seventy (70) feet in width and
 - (i) Efficiency unit. One thousand five hundred (1,500) square feet per dwelling unit.
 - (ii) One-bedroom unit. Two thousand (2,000) square feet per dwelling unit.
 - (iii) Two or more bedroom units. Two thousand four hundred (2,400) square feet per dwelling unit.
- c. Day Care Centers. In accordance with Department of Children and Family Service licensing standards.

2. Yards.

- a. Front Yard. Twenty-five (25) feet minimum or the average setback, whichever is greater, or as otherwise provided in the Parking Impact Zone. (Added 10/15/01 by Ord. No. 4751).
- b. Side Yards. Side yards ten (10) feet minimum each except for a two (2) family lot that contains one (1) side yard of ten (10) feet and one (1) side yard of zero (0) feet provided that the side yard of zero (0)

feet and abutting or adjoining lot share the same side yard of zero (0) feet. (Amended 11/20/95 by Ord. No. 4356)

- c. Corner Side Yard. Twenty-five (25) feet minimum.
 - d. Rear Yard. Thirty (30) feet minimum, except as otherwise provided in the Parking Impact Zone. (Added 10/15/01 by Ord. No. 4751).
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations see SEC. 15.4-3(C) of this Code.
- F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
 - G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.
 - H. Development Standards. The provisions set forth in Division 14 shall apply to any proposal for development in the R-3A District. (Added 1/20/04 by Ord. No. 4926)

SEC. 15.6-8 R-3B HIGH DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT.

- A. Intent. The intent of this R-3B Residential District is to allow for areas of highly concentrated multiple-family residential development. This district provides for more intense land usage in areas where lower density development is deemed neither appropriate nor economical. It is further intended for this district to provide apartment type dwellings in mid-rise structures for those persons desiring to live in such an environment. Allowing densities of up to 72 dwelling units per acre, this district may be applied to areas best suited for such intense residential usage, principally on the fringes of the central business district and Illinois State University. It may also be applied to other areas in the Town where comparable physical arrangements of land uses are present.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the R-3B Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
 - 1. The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.
 - 2. The relationship of the subject property to the various aspects of the Town's

transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.

3. The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes and places of employment.
4. The adequacy of public services including schools, police and fire protection, and solid waste collection, serving the property and the impact the permitted uses would have upon these services.
5. The capacity of existing and proposed community facilities and utilities including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
6. The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses permitted in this district would have upon such surrounding uses.
7. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.
8. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
9. The impact any natural disasters, including flooding, would have upon the permitted uses.
10. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted Uses. In the R-3B Residence District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Day Care Centers
3. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
4. Dwelling, Multiple-Family
5. Rooming Houses
6. Therapeutic Care Homes

D. Special Uses. The following special uses may be permitted, subject to the conditions and standards stated in Division 10 of this Code.

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
 2. Churches & Other Places of Public Worship
 3. College, University Classroom (Added 2/20/95 by Ord. No. 4289)
 4. Commercial Parking Lot (Added 1/16/01 by Ord. No. 4707)
 5. Convenience Established in Multiple-Family Buildings
 6. High-Rise Building
 7. Office Building
- E. Site Plan Review. Site Plan Review and approval by the Town Council, after a legislative public hearing and recommendation by the Normal Planning Commission, in accordance with SEC. 15.8-3 of this Code shall be required for all development which fulfills one or more on the following criteria:
1. The development of land on a tract one (1) acre or larger. (Amended 11/20/95 by Ord. No. 4356)
- F. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.
1. Lot Size and Width. Lots shall be sized as follows:
 - a. Dwellings, multiple-family. Six thousand (6,000) square feet and sixty (60) feet in width.
 - b. Therapeutic Care Homes. Four hundred (400) square feet per occupant. Minimum Width: Sixty (60) feet. Day Care Centers: In accordance with Department of Children and Family Services licensing standards.
 - c. Other. No minimum.
 2. Yards.
 - a. Front Yard. Twenty (20) feet minimum, except as otherwise provided in the Parking Impact Zone. (Added 10/15/01 by Ord. No. 4751)
 - b. Side Yards. Nine (9) feet minimum.
 - c. Corner Side Yards. Twenty (20) feet minimum.
 - d. Rear Yard. Twenty-five (25) feet minimum, except as otherwise provided in the Parking Impact Zone. (Added 10/15/01 by Ord. No. 4751)

- e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
- 3. Building Height. Maximum heights permitted are as follows. For exemptions from these height regulations see SEC. 15.4-3(C) of this Code.
 - a. Day Care centers, rooming houses, therapeutic care homes, fraternities and sororities. Thirty-five (35) feet or three (3) stories, whichever is lower.
 - b. Dwellings, multiple-family. Sixty-five (65) feet or six (6) stories, whichever is lower.
- G. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- H. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.
- I. Development Standards. The provisions set forth in Division 14 shall apply to any proposal for development in the R-3B District. (Added 1/20/04 by Ord. No. 4926)

SEC. 15.6-9 R-4 MOBILE HOME RESIDENCE DISTRICT.

- A. Intent. The intent of this R-4 Residence District is to provide for the establishment of mobile home subdivisions, wherein individual lots are provided for ownership in a manner and at a density deemed appropriate, safe and compatible to surrounding land uses and densities and in conformance with the Subdivision Code, Chapter 16 of the Municipal Code of the Town of Normal.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-4 Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
 - 1. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 - 2. The relationship of the subject property to the various aspects of the Town's transportation system, including pedestrian ways, bicycle paths, major and collector streets and public transit.
 - 3. The adequacy of public services including police and fire protection, solid waste collection, and public schools that would serve the property and the impact the permitted uses would have upon these.

4. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunities and a variety of housing types.
5. The compatibility of uses authorized in the district with existing and permitted uses on surrounding properties.
6. The impact any natural disasters, including flooding, will have upon the permitted uses.
7. The impact the permitted uses would have upon the natural environment including noise, air, and water pollution.
8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted Uses. In the R-4 Residence District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
3. Dwellings, Mobile Home
4. Single-Family Manufactured Unit (Amended 11/20/95 by Ord. No. 4356)

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
2. Cemeteries
3. Day Care Centers in Churches

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. Lots shall contain six thousand six hundred (6,600) square feet and shall have a minimum lot width of sixty (60) feet.
2. Yards.
 - a. Front Yard. Twenty-five (25) feet minimum.
 - b. Side Yards. Two side yards having a combined width of not less than twelve (12) feet with neither less than five (5) feet in width.
 - c. Corner Side Yard. Twenty-five (25) feet minimum.
 - d. Rear Yard. Thirty-five (35) feet minimum.

- e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
- 3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations, see SEC. 15.4-3(C) of this Code.
- F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

SEC. 15.6-10 SPECIAL PUBLIC INTEREST DISTRICTS.

- A. Intent. It is the intent of these regulations to permit the creation of SPECIAL PUBLIC INTEREST(S) districts:
 - 1. In general areas officially designated as having special and substantial public interest in protection of existing or proposed character, or of principal views of, from, or through such areas;
 - 2. Surrounding individual buildings or grounds where there is special and substantial public interest in protecting such buildings and their visual environment; or
 - 3. In other cases where special and substantial public interest requires modification of existing zoning regulations or repeal and replacement of such regulations for the accomplishment of special public purposes for which the district was established.
- It is further intended that such SPECIAL PUBLIC INTEREST (S) districts and the regulations established therein shall be in accord with and promote the purposes set forth in the Town's Comprehensive Plan and other officially adopted plans of the Town and shall encourage land use and development in substantial accord with the physical design set forth therein.
- B. Effect of S District Designation. Such S districts designated by amendment of the Zoning Map supplant district or districts existing at the time of creation of a particular S district.
 - C. Preparation of Recommendations for Specific S Zoning. Recommendations for specific S district zoning classification shall be prepared by the Planning Commission on its own initiative or at the direction of the Council. Each recommendation shall identify the proposed zoning classification by the S prefix and a number identifying the particular district and shall contain information and

recommendations as indicated below concerning the regulations proposed for such district classification:

1. Statement of Intent. The recommendation shall include a statement of intent, specifying the nature of the special and substantial public interest involved and the objectives to be promoted by special regulations and/or procedures, within the district as a whole, or within subareas of the district, if division into such subareas is reasonably necessary for achievement of regulatory purposes.
2. Proposed Regulations. The recommendation shall include regulations designed to promote the special purposes of the district, as set forth in the statement of intent. In particular, such regulations may require submission of detailed site plans, building plans and elevations, and maps indicating the relation of proposed development to surrounding or otherwise affected property in terms of location, amount, character, and continuity of open space; protection of desirable principal views; convenience of access through and between buildings or in other locations where appropriate for public purposes and where such access will reduce pedestrian congestion on public streets; separation of pedestrian and vehicular traffic; signs; lighting; mixtures of proposed uses and other matters as appropriate to determinations related to special public interest of the district and the objectives to be promoted.

The regulations may require special approval of such plans by the Planning Commission, Town Council, or other officials or agencies of the Town.

SEC. 15.6-11 S-1 UNIVERSITY DISTRICT.

- A. Intent. The intent of this S-1 University District is to allow for the establishment and expansion of colleges, universities, or theological schools. It shall be applied to property owned, or leased, and used by a college, university, or theological school for educational or education related activities. While providing for flexibility in land usage, this district recognizes the multi-building, multi-acre, traffic-generating character of universities and the profound influence such a school may have upon surrounding neighborhoods and public facilities and utilities. This district is not to serve as a substitute for comprehensive, cooperative, campus-community planning but rather it is intended to foster better relations and mutual problem solving between the two.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the S-1 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
 1. The relationship of the subject property to the various aspects of the Town's

transportation system including pedestrian ways, bicycle paths, major and collector streets, parking facilities, and public transit and the probable impact the permitted uses will have upon this system.

2. The capacity of existing and proposed community facilities and utilities including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
3. The potential impact existing or permitted uses in the vicinity would have upon this proposed university use and the impact uses authorized in the district would have upon the surrounding permitted or existing uses.
4. The extent to which the permitted uses will promote balanced growth in the community.
5. The impact uses authorized in the district would have upon the environment, including noise, air, and water pollution.
6. The impact any natural disasters, including flooding, would have upon uses authorized in the district.
7. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted Uses. In the S-1 University District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Arena, Stadium
3. Art Gallery, Museum
4. Auditorium
5. Book, Stationery Store
6. Bowling, Billiard Center
7. Business School
8. Churches & Other Places of Public Worship
9. College, University Classroom
10. Computer Data-Processing Center
11. Dance Studio
12. Day Care Centers
13. Dormitory Residence Hall
14. Exhibition Hall, Exposition Hall
15. Farm
16. Fieldhouse
17. Golf Course, Public
18. Greenhouse

19. Heating, Physical Plant
20. Ice Rink
21. Junior College Classroom Building
22. Laboratory
23. Library
24. Office Building, Office
25. Park
26. Parking Lot
27. Planetarium
28. Police Station
29. Radio, T.V. Station
30. Recreation Center
31. Rooming Houses
32. School, Elementary
33. School, High
34. School, Junior High
35. Specialty School
36. Swimming Facility
37. Telecommunication Antenna and Related Telecommunication Antenna Facilities (Added 6/16/97 by Ord. No. 4445)
38. Theater
39. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

D. Special Uses. No special uses are permitted in this district.

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses.

1. Lot Size and Width. No minimum.
2. Yards. No minimum, although the General Yard Regulations contained in SEC. 15.4-5 of this Code shall apply.
3. Building Height. No maximum height requirement.
4. Day Care Centers. In accordance with Department of Children and Family Service licensing standards.

F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.

G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

SEC. 15.6-12 S-2 PUBLIC LANDS AND INSTITUTIONS DISTRICT.

- A. Intent. The intent of this S-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly regulated uses, and private uses that display an inherent relationship to the public interest. The creation of such a district shall be provided for parcels of substantial size where such community serving uses are necessary in order that adequate community services may be rendered and where, through proper site selection and planning, such uses are compatible with the surrounding area.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the S-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
1. The extent to which the uses authorized in the district are necessary for the proper provision of community services.
 2. The potential impact existing or permitted uses in the vicinity would have upon the public uses and impact the permitted uses would have upon these surrounding uses.
 3. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the uses authorized in the district.
 4. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
 5. The impact any natural disasters, including flooding, would have upon the permitted uses.
 6. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.
- C. Permitted Uses. In the S-2 Public Lands and Institutions District, no building or land shall be used except for one (1) or more of the following specified uses, unless otherwise provided in this Code.
1. Agriculture
 2. Airport, Heliport
 3. Arena, Stadium
 4. Art Gallery, Museum
 5. Auditorium
 6. Churches & Other Places of Public Worship

7. College, University Classroom
8. Community Center
9. Convention Center
10. Correctional Institutions, Detention Centers & Rehabilitation Centers
11. Dormitory
12. Dwelling, Multi-family provided such dwelling unit is restricted to residents 55 years of age and older with no more than 20 percent of the dwelling units occupied by a grandfamily (Added 5/18/09 by Ord. No. 5265)
13. Electric Power Plants & Substations
14. Fieldhouse
15. Fire Station
16. Gas Company Plants and Facilities
17. Golf Course, Public
18. Gymnasium
19. Hospital
20. Ice Rink
21. Junior College Classroom Building
22. Legislative Hall
23. Library
24. Nursing & Retirement Homes
25. Office Building, Office
26. Park
27. Parking Lot
28. Police Station
29. Radio, T.V. Station
30. Recreation Center
31. Sanitary landfill
32. School Administrative Offices
33. School Bus Garages and/or repair shops, Public Transit Garages
34. School System Warehouses; Governmental Warehouses and Storage Areas
35. School, Elementary
36. School, High
37. School, Junior High
38. Student Residence Hall
39. Swimming Facility
40. Telecommunication Antenna and Related Telecommunication Antenna Facilities (Added 6/16/97 by Ord. No. 4456)
41. Telephone Exchange
42. Water Filtration/Treatment Plants & Elevated & Underground storage Tanks
43. Welfare Agency
44. Zoo
45. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

(Amended 6/17/96 by Ord. No. 4395)

- D. Special Uses. No special uses are permitted in this district.

- E. Site Plan Review and Approval by the Town Council. After a legislative public hearing and recommendation by the Normal Planning Commission, in accordance with SEC. 15.8-3 of this Code shall be required for all developments in the District. (Amended 11/20/95 by Ord. No. 4356)
- F. Bulk Regulations. The following bulk requirements shall apply to all permitted uses.
 - 1. Lot Size and Width. No minimum.
 - 2. Yards. No minimum, although the General Yard Regulations contained in Section 15.4-5 of this Code shall apply.
 - 3. Building Height. No maximum.
- G. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- H. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.
- I. Development Standards. The provisions set forth in Division 14 shall apply to any proposal for development in the S-2 District. (Added 1/20/04 by Ord. No. 4926)

SEC. 15.6-13 S-3 HISTORIC AND CULTURAL DISTRICT.

- A. Intent. In addition to those general purposes set forth in Division 2 of this Code, it is hereby declared a matter of public policy that the protection, enhancement perpetuation, and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of the citizens of the Town. This S-3 Historic and Cultural District shall be applied as an overlay or a combined district. This technique retains the list of uses allowed in the present zoning classification that the S-3 District overlays. The purpose of the S-3 Historic and Cultural District is to:
 - 1. effect and accomplish the protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the Town's cultural, social, economic, political, and architectural history;
 - 2. safeguard the Town's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
 - 3. stabilize and improve property values;
 - 4. foster civic pride in the beauty and noble accomplishments of the past;

5. protect and enhance the Town's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry;
6. strengthen the economy of the Town; and
7. promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the Town.

B. Zoning Map Amendment Guidelines

1. Any portion of the Town classified in a S-3 Historic and Cultural District shall also be classified in one (1) or more of other districts established in Division 6 of this Code. The official zoning map shall designate any land classified in a S-3 District by a combination of symbols, e.g. S-3/R-1AA, S-3/R-1A, S-3/R-1B, S-3/R-2, S-3/R-3A, S-3/R-3B, etc.
2. In a S-3 Historic and Cultural District, all the regulations of the underlying Agriculture District, Residential District, Special Public Interest District, Business/Commercial District or Manufacturing District established by Division 6 of this Code shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the S-3 Historic and Cultural District, and in the event of such a conflict, the regulations governing such S-3 District shall apply. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Special Public Interest District, Business District or Manufacturing District shall continue to be allowable uses except as provided in Division 12, SEC. 15.12-1(E) of this Code.

C. Bulk Regulations. The following bulk regulations shall apply to all permitted uses.

1. Lot Regulations. To the extent that existing patterns of platting or lotting contribute to the character of the S-3 Historic and Cultural District, it is the intent of this Section to encourage continuations of such patterns and prevent future fragmentation of land ownership likely to have adverse effects on such character. Therefore, lots or portions of lots existing at the time such lots or portions thereof are classified into the S-3 Historic and Cultural District may be combined but, subject to the general provisions cited in SEC. 15.4-3 of this Code, it shall be unlawful for any such existing lot or combinations of lots of portions thereof in single ownership at the time of such zoning to the S-3 District to be reduced in width, depth, or area without the approval by the Preservation Commission of either a Certificate of Appropriateness in accordance with SEC. 12-1(E)(20) through SEC. 15.12-1(E)(24)(k) of this Code or Certificate of Economic Hardship in accordance with SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26) of this code.

2. Yard Regulations. Subject to the general provisions cited in SEC. 15.4-3 of this Code, it shall be unlawful for front yards, side yards, rear yards or portions thereof existing at the time that such yards are classified into the S-3 Historic and Cultural District to be reduced in width, depth, or area without the approval by the Preservation Commission of either a Certificate of Appropriateness in accordance with SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26) of this Code.

3. Height Regulations.
 - a. Existing Buildings or Structures. Subject to the general provisions cited in SEC. 15.4-3 of this Code, it shall be unlawful for the height of buildings or structures or portions thereof existing at the time that such buildings or structures or portions thereof are classified into the S-3 Historic and Cultural District to be altered without the approval by the Preservation Commission of either a Certificate of appropriateness in accordance with SEC. 15.12-1(E)(24)(k) of this Code or a Certificate of Economic Hardship in accordance with SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26) of this Code.

 - b. New Buildings or Structures. Subject to the general provisions cited in SEC. 15.4-3 of this Code, it shall be unlawful for any building or structure to be constructed or erected in the S-3 Historic and Cultural District to any height above grade without the approval by the Preservation Commission of either a Certificate of Appropriateness in accordance with SEC. 15.12-1(E)(20) through SEC. 15.12-1(E)(24)(k) of this Code or a Certificate of Economic Hardship in accordance with SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26) of this Code.

- D. Site Plan Review. No building permit for any building or structure or for any exterior improvement or addition to any building or structure in the S-3 Historic and Cultural District shall be issued by the Zoning Administrator unless and until:
 1. The construction plans and specifications for such building or structure or addition thereto have been reviewed by the Preservation Commission and until a Certificate of Appropriateness has been approved by the Preservation Commission as provided by SEC. 15.12-1(E)(20) through SEC. 15.12-1(E)(24)(k) of this Code, or

 2. A Certificate of Economic Hardship has been approved by the Preservation Commission in accordance with SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26) of this Code.

(SEC. 15.6-13 Amended 8/20/1990 by Ord. No. 3925)

SEC. 15.6-14 C-1 OFFICE DISTRICT.

- A. Intent. The intent of this C-1 Office District is to accommodate office buildings primarily. Related retail, service, institution and multiple family uses commonly associated with office use are allowed to a limited extent. This district may be applied as a transitional-use buffer between residential uses and uses which would be incompatible with residential districts. The prime characteristics of this district are the low intensity of land coverage and the absence of such nuisance factors as noise, air pollutant emission, and glare.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the C-1 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
1. The degree to which the permitted uses serve as a buffer between uses of lower and higher intensity that if adjacent could prove incompatible.
 2. The potential impact existing or permitted uses in the vicinity would have upon the uses authorized in the district and the impact the permitted uses would have upon these uses.
 3. The adequacy of public services, including police and fire protection, serving the property and the impact the permitted uses would have upon these services.
 4. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems to serve the permitted uses which might lawfully occur on the property so zoned.
 5. The extent to which the permitted uses will promote balanced growth and sound economic development in the community.
 6. The impact any natural disasters, including flooding, would have upon the permitted uses.
 7. The impact the permitted uses would have upon the environment; including noise, air, and water pollution.
 8. The conformance of the proposal to the Comprehensive Plan and Official Map.
- C. Permitted Uses. In the C-1 Office District, no building or land may be used except for one or more of the following specified uses, unless provided in this Code.
1. Agriculture

2. Ambulatory Surgical Treatment Center or Surgi-Center (Added 5/15/00 by Ord. No. 4653)
3. Art Gallery, Museum
4. Bank
5. Barber, Beauty Shop when located in an Office Building
6. Birthing Center (Added 6/19/00 by Ord. No. 4657)
7. Book Stationery Store
8. Business School
9. Computer Data-Processing Center
10. Dairy Store when located in an Office Building
11. Day Care Centers
12. Delicatessen when located in an Office Building
13. Diagnostic Imaging Center (Added 6/19/00 by Ord. No. 4657)
14. Diagnostic Laboratory Testing Center (Added 6/19/00 by Ord. No. 4657)
15. Drug Store when located in an Office Building
16. Dry Cleaning pick-up store when located in an Office Building
17. Dwelling Units when located above the first story
18. Health Club
19. Market, Grocery Store when located in an Office Building
20. News Stand when located in an Office Building
21. Nursery School
22. Office Building, Office
23. Post-surgical Recovery Care Center (Added 6/19/00 by Ord. No. 4657)
24. Radio, T.V. Station
25. Restaurant, when located in an Office Building
26. Shoe Repair Shop when located in an Office Building
27. Specialty Food Store when located in an Office Building
28. Specialty School
29. Tobacco Shop, when located in an Office Building
30. Travel Bureau
31. Vocational School
32. Other uses similar to the above, provided such uses are consistent with the purpose of the district.

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. High-rise buildings.
2. Telecommunication Antenna and related telecommunication antenna facilities. (Added 6/16/97 by Ord. No. 4456)

E. Bulk Regulations. The following bulk regulations shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. No minimum.

2. Yards.
 - a. Front Yard. Twenty (20) feet minimum.
 - b. Side Yards. Two side yards having a combined width of fifteen (15) feet with neither side yard less than five (5) feet in width. In addition to this minimum, one (1) additional foot of side yard must be maintained for each two (2) feet of building height over thirty (30) feet.
 - c. Corner Side Yard. A side yard abutting a street shall be a minimum of twenty (20) feet.
 - d. Rear Yard. Twenty (20) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
 3. Building Height. Not to exceed sixty-five (65) feet or six stories, whichever is lower.
 4. Floor Area. The total floor area of all buildings on a lot shall not exceed forty (40) percent of the net lot area.
- F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.
- H. Development Standards. The provisions set forth in Division 14 shall apply to any proposal for development in the C-1 District. (Added 1/20/04 by Ord. No. 4926)

SEC. 15.6-15 C-2 NEIGHBORHOOD SHOPPING DISTRICT.

- A. Intent. The intent of this C-2 Neighborhood Shopping District is to provide establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of a surrounding residential neighborhood. While intended to provide for convenience shopping, certain business types that might tend to be a nuisance to surrounding residential development are excluded. To these ends, the C-2 regulations are designed to further protect adjacent property by: (1) applying specific size standards to permitted uses, and (2) establishing bulk and placement requirements that are comparable to residential district standards. Neighborhood shopping centers should be located at the intersection of two major streets or at the intersection of a major and a collector and designed to serve approximately one square mile of residential development; a neighborhood shopping center is ordinarily built around a supermarket as the principal tenant. The minimum area to be zoned C-2 (1.5 acres) is sufficient in size to prevent spot zoning and still meet the anticipated needs for convenience shopping. The maximum area to be

zoned C-2 (7 acres) is intended to prevent the development of a shopping center that serves an area much larger than a neighborhood.

B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the C-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.

1. A C-2 District at any one location shall not be less than one and one-half (1.5) acres or more than seven (7) acres in size.
2. The relationship of the subject property to the various aspects of the Town's transportation system, including major and collector streets, pedestrian ways, and bicycle paths and the impact the permitted uses would have upon this system.
3. The extent to which surrounding zoning and land usage provides a transition from this more intense use to lower density residential development.
4. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
5. The availability of other convenience shopping and service facilities in the anticipated service area and the extent to which the uses authorized in the district fulfill unmet needs for convenience shopping.
6. The impact the permitted uses would have upon the existing or permitted uses in the vicinity and the effect these uses would have upon the uses authorized in the district.
7. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
8. The impact any natural disasters, including flooding, would have upon the permitted uses.
9. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted Uses. In the C-2 Neighborhood Shopping District, no building or land shall be used except for one (1) or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Art & School Supply Store

3. Bakery & Donut Shops (Retail Sales Only)
4. Bank
5. Barber, Beauty Shop
6. Book, Stationery Store
7. Candy & Ice Cream Shops
8. Car Wash (Added by Ord. No. 4141, 5/17/93)
9. Dairy Store
10. Dance Studio
11. Delicatessen
12. Drug Store
13. Dry Cleaners
14. Florist Shop
15. Gift Shop
16. Hardware Store
17. Health Club
18. Hobby, Toy Shop
19. Household Goods, Sales & Repair
20. Laundry
21. Liquor Store
22. Market, Grocery Store
23. News Stand
24. Office Building, Office
25. Pet Store
26. Photographic Studios
27. Restaurants
28. Shoe Repair Shop
29. Specialty Food Store
30. Tailor, Dress Making Shop
31. Tobacco Shop
32. Travel Bureau
33. Other uses similar to the above, provided such uses are consistent with the purposes of this district.

D. Special Use. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Telecommunication Antenna and related telecommunication antenna facilities. (Added 6/16/97 by Ord. No. 4456)

E. Site Plan Review and Approval by the Town Council. After a legislative public hearing and recommendation by the Normal Planning Commission, in accordance with SEC. 15.8-3 of this Code shall be required for all developments in the district. (Amended by Ord. No. 4142, 5/17/93)(Amended 11/20/95 by Ord. No. 4356)

F. Bulk Regulations. The following bulk requirements shall apply to all permitted uses.

1. Lot Size and Width. No minimum.
 2. Yards.
 - a. Front and Corner Side Yards. Fifty (50) feet except that off-street parking may be permitted to within twenty-five (25) feet of a front or corner side yard lot line.
 - b. Side and Rear Yards. Fifty (50) feet except that off-street parking may be permitted to within ten (10) feet of a side or rear lot line.
 - c. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
 3. Building Height. Not to exceed two (2) stories or twenty-five (25) feet, whichever is lower.
 4. Floor Area. The total floor area of all buildings on a lot shall not exceed thirty (30) percent of the net lot area.
- G. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- H. Off-Street Parking and Loading Regulations. All off-street parking and loading must comply with the provisions set forth in Division 14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
- I. Development Standards. The following general development standards and the provisions set forth in Division 14 shall apply to any proposal for development in the C-2 District. (Amended 1/20/04 by Ord. No. 4926)
1. One of the following types of screening along the side and rear lot lines abutting areas zoned or developed for residential use shall be provided:
 - a. Solid fence or masonry wall with no apertures, running parallel and adjacent to applicable side and rear lot lines, and not less than six (6) feet in height, nor more than ten (10) feet.
 - b. Dense evergreen hedge running parallel and adjacent to applicable side and rear lot lines; said hedge shall be at least three (3) feet in height when planted and not less than six (6) feet at mature height.
 2. Hours of business shall be limited to 6:00 a.m. to 11:00 p.m. and stated in all rental agreements.
(Subsection I Amended 1/20/04 by Ord. No. 4926)

SEC. 15.6-16 C-3 COMMUNITY/REGIONAL SHOPPING DISTRICT.

- A. Intent. The intent of this C-3 Community/Regional Shopping District is to facilitate the development of community and region serving retail trade centers. The development contemplated in this district has such distinguishing characteristics as: (1) unified site planning and development which promotes a safe and conducive atmosphere for large volumes of shoppers, (2) site accessibility such that the high volumes of traffic generated create a minimal congestion and adverse impact upon surrounding land use, (3) unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types, and (4) a trade area that includes the entire community at a minimum and may include the entire county and surrounding areas outside the county. While recognizing the potential monetary benefits accruing from the development of a large shopping center within the Town and the flexibility necessary for such a development, these regulations are intended to insure that a proper location be selected and site planning be performed to better accomplish the purposes of zoning.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the C-3 zoning classification, the Planning Commission and the Town Council may apply the following guidelines to the proposal under consideration.
1. A C-3 District at any one location shall not be less than ten (10) acres in size.
 2. The relationship of the subject property to the Town's transportation system and the impact the permitted uses would have upon this system. The volumes of traffic generated by development in this district necessitates its location near or adjacent to the intersection of two major streets or a collector street and a major street.
 3. The compatibility of uses authorized in the district with existing or permitted uses in the area and the impact the permitted uses would have upon such uses.
 4. The extent of which surrounding zoning and land usage provides adequate transition from this intense use to uses of lesser intensity.
 5. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 6. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
 7. The impact any natural disasters, including flooding, would have upon the permitted uses.

8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted Uses. In the C-3 Community/Regional Shopping District, no building or land shall be used except for one of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Amusement Center
3. Appliance Repair Shop
4. Appliance Store
5. Art & School Supply Store
6. Art Gallery, Museum
7. Bakery & Donut Shops (Retail Sales Only)
8. Bank
9. Barber, Beauty Shop
10. Book, Stationery Store
11. Bowling, Billiard Center
12. Candy & Ice Cream Shops
13. Clothing Store
14. Dairy Store
15. Dance Studio
16. Delicatessen
17. Department Store
18. Drug Store
19. Dry Cleaners
20. Dry Good Store
21. Florist Shop
22. Fur Store
23. Furniture Repair Store
24. Furniture Store
25. Garden Supply Store
26. Gift Shop
27. Hardware Store
28. Health Club
29. Hobby, Toy Shop
30. Household Goods, Sales & Repair
31. Ice Rink
32. Jewelry Store
33. Laundry
34. Leather Goods Shop
35. Liquor Store
36. Mail Order Store
37. Market, Grocery Store
38. Motel, Hotel
39. Motion Picture Theater

40. Motor Vehicle Parts & Accessory Sales
41. Music Store
42. News Stand
43. Office Building, Office
44. Optical Goods Sales
45. Pet Store
46. Photographic Studios
47. Photographic Supply Sales
48. Restaurants
49. Roller Rink
50. Rug, Floor-Covering Store
51. Shoe Repair Shop
52. Shoe Store
53. Specialty Food Store
54. Sporting Goods Sales
55. Tailor, Dress Making Shop
56. Theater
57. Tobacco Shop
58. Travel Bureau
59. Variety Store
60. Vocational School
61. Wallpaper, Paint Store
62. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

D. Special Use. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. High-Rise Building
2. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)

E. Site Plan Review. In accordance with the requirements and procedures stated in SEC. 15.8-3, public site plan review and approval by the Town Council, after a public hearing and recommendation by the Planning Commission shall be required for all new or expanded development in the C-3 District.

F. Bulk Regulations. The following bulk requirements shall apply to all permitted uses.

1. Lot Size and Width. No minimum.
2. Yards.
 - a. Front and Corner Side Yards. Fifty (50) feet except that off-street parking is permitted within twenty-five (25) feet of a front lot line.

- b. Side and Rear. Twenty-five (25) feet except that parking may be permitted to within ten (10) feet of a side or rear lot line.
- c. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
- 3. Building Height. Not to exceed four (4) stories or forty-five (45) feet, whichever is lower.
- 4. Floor Area. The total floor area of all buildings on a lot shall not exceed thirty (30) percent of the lot area.
- G. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- H. Off-Street Parking and Loading Regulations. All off-street parking and loading must comply with the provisions set forth in Division 14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
- I. Development Standards. The provisions set forth in Division 14 of this Code shall apply to any proposal for development in the C-3 District. (Amended 1/20/04 by Ord. No. 4926)
- J. The Town Council may waive any portion of the standards, requirements or procedures for this Section of the Code, provided that such waivers are not contrary to the spirit, purpose and intent of this Code and in accordance with all applicable Federal and State Laws.

SEC. 15.6-17 B-1 GENERAL BUSINESS DISTRICT.

- A. Intent. The intent of the General Business District is to provide for certain types of commercial activities that have a functional relationship to the major street system, and in some instances, an economic relationship to the central business district or to commercial and regional shopping areas. Such activities will include retail, service, amusement establishments and wholesale suppliers. Customers in this district will generally use an automobile or a form of public transit to reach a desired establishment. Since there is little essential interdependence of activities, each establishment must accommodate customers within its own parking area. The automobile and truck traffic this district generates and the adverse effects from this traffic combine to make these business areas incompatible with residential development; this district should only be used along the fringe of a neighborhood and not within it. The avoidance of undue traffic congestion, the promotion of safe traffic flow, and the protection of surrounding properties from adverse impacts are major considerations in the application of the district.

B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the B-1 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:

1. The relationship of the subject property to the Town's transportation system and the impact the permitted uses would have upon these systems; traffic congestion and safety are of primary concern.
2. The potential impact the uses authorized in the district would have upon any existing or permitted uses in the surrounding area.
3. The extent to which the permitted uses contribute to an undesirable pattern of strip commercial development; including the resultant numerous curb cuts and piecemeal development on small lots.
4. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which lawfully occur on the property to zoned.
5. The adequacy of public service, including police and fire protection, serving the property and the impact the permitted uses would have upon these services.
6. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
7. The impact any natural disasters, including flooding, would have upon the permitted uses.
8. The conformance of the proposal to the Comprehensive Plan and Official Map.

C. Permitted Uses. In the B-1 General Business District, no building or land may be used except for one or more of the following specified uses, unless otherwise provided in this Code:

1. Adult Hotels/Motels (Added 6/17/02 by Ord. No. 4801)
2. Adult Lingerie Modeling Studios (Added 6/17/02 by Ord. No. 4801)
3. Adult Media Stores (Added 6/17/02 by Ord. No. 4801)
4. Adult Modeling Shops (Added 6/17/02 by Ord. No. 4801)
5. Adult Motion Picture Theater (Added 6/17/02 by Ord. No. 4801)
6. Agriculture
7. Agricultural Implement, Sales & Repair
8. Agricultural Supply Store
9. Ambulance Service

10. Amusement Center
11. Appliance Repair Shop
12. Appliance Store
13. Arena, Stadium
14. Art & School Supply Store
15. Art Gallery, Museum
16. Athletic Club, Indoor
17. Auction House
18. Automobile Service Station
19. Automobile, Truck Sales
20. Bakery
21. Bakery & Donut Shops (Retail Sales Only)
22. Ballroom, Dance Hall
23. Bank
24. Barber, Beauty Shop
25. Boat Sales
26. Book, Stationery Store
27. Bowling, Billiard Center
28. Bus Passenger Terminal
29. Business School
30. Candy & Ice Cream Shops
31. Car Wash
32. Churches & Other Places of Public Worship
33. Clothing Store
34. Clubs, Private
35. Computer Data-Processing Center
36. Contractor's Shop except such use shall not be permitted in the P1 Corridor
(Amended 6/20/05 by Ord. No. 5013)
37. Dairy Store
38. Dance Studio
39. Day Care Centers
40. Delicatessen
41. Department Store
42. Drug Store
43. Dry Cleaners
44. Dry Good Store
45. Dwelling Units when located above the first story
46. Exhibition Hall, Exposition Hall
47. Florist Shop
48. Food Locker Plants
49. Funeral Parlor
50. Fur Store
51. Furniture Repair Store
52. Furniture Store
53. Garden Supply Store
54. Gift Shop

55. Gymnasium
56. Hardware Store
57. Health Club
58. Hobby, Toy Shop
59. Household Goods, Sales & Repair
60. Ice Rink
61. Indoor Tennis Club
62. Jewelry Store
63. Laundry
64. Leather Goods Shop
65. Liquor Store
66. Lumberyard, Building Materials Storage
67. Mail Order Store
68. Market, Grocery Store
69. Media Shops (Added 6/17/02 by Ord. No. 4801)
70. Miniature Golf Course
71. Mini-warehouse (with or without dwelling unit for superintendent) except such use shall not be permitted in the P1 Corridor (Deleted 9/20/04 by Ord. No. 4967, to be reinstated 5/1/05 unless further action taken prior to 5/1/05)(Date extended to 8/1/05 by Ord. No. 5005)(Amended 6/20/05 by Ord. No. 5013)(Amended 6/20/05 by Ord. No. 5013)
72. Mobile Home, Recreational Vehicle Rental and Sales
73. Motel, Hotel
74. Motion Picture Theater
75. Motor Vehicle Parts & Accessory Sales
76. Motor Vehicle Repairs, Paint Shop
77. Motor Vehicle Sales
78. Motor Vehicle Storage
79. Music Store
80. News Stand
81. Newspaper, Magazine Printing & Publishing
82. Night Club
83. Nurseries & Greenhouses
84. Nursery School
85. Office Building, Office
86. Optical Goods Sales
87. Parking Lot
88. Pet Store
89. Photographic Studios
90. Photographic Supply Sales
91. Print Shop
92. Radio, T.V. Station
93. Recreation Center
94. Recreational Vehicle Sales
95. Restaurant Supplies & Services
96. Restaurants

97. Retail Lumber Sales
98. Roller Rink
99. Rug, Floor-Covering Store
100. Sex Shops (Added 6/17/02 by Ord. No. 4801)
101. Sexually Oriented Entertainment Business (Added 6/17/02 by Ord. No. 4801)
102. Shoe Repair Shop
103. Shoe Store
104. Specialty Food Store
105. Specialty School
106. Sporting Goods Sales
107. Supper Club
108. Swimming Facility
109. Tailor, Dress Making Shop
110. Taxidermist Shop (Added 11/20/95 by Ord. No. 4356)
111. Theater
112. Tobacco Shop
113. Trailer Rental and Sales
114. Travel Bureau
115. Truck Freight Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
116. Truck Stop
117. Truck Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
118. Variety Store
119. Veterinary Hospitals
120. Video Rental Stores (Added 11/20/95 by Ord. No. 4356)
121. Vocational School
122. Wallpaper, Paint Store
123. Warehouse; Mini (with or without dwelling unit for Superintendent)
124. Wholesale Distributors
125. Other uses similar to the above, provided such uses are consistent with the purpose of this district.
(Renumbered 6/17/02 by Ord. No. 4801)

D. Special Use. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
2. Cannabis Craft Grower, as set forth under Division 20
3. Cannabis Dispenser, as set forth under Division 20
4. Cannabis Infuser, as set forth under Division 20
5. Dwelling, Multiple Family (Added 7/21/03 by Ord. No. 4881)
6. Gun Range, Indoor (Added 6/17/13 by Ord. No. 5495)
7. High-Rise Building
8. Kennels (Added 7/15/02 by Ord. No. 4805)

9. Mobile Home Parks
10. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)
11. Remote Controlled Racetracks (Added 1/17/06 by Ord. No. 5047)
12. Tourist Cabins, Recreational Vehicle & Tourist Camps

E. Site Plan Review.

1. In accordance with the requirements and procedures stated in SEC. 15.8-3, public site plan review and approval by the Town Council after legislative public hearing and recommendation by the Planning Commission shall be required for all development which fulfills one (1) or more of the following criteria.
 - a. The development of land consisting of five (5) acres or more.
 - b. The development of land which is an expansion of an existing structure or use and which, if a new development, would be permitted only when processed under the site plan review procedures contained herein.

F. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. No minimum.
2. Yards.
 - a. Front Yard. Twenty-five (25) feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - b. Side Yards. Two (2) side yards having a combined width of fifteen (15) feet with neither side yard less than five (5) feet.
 - c. Corner Side Yard. Twenty-five (25) feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - d. Rear Yard. Twenty (20) feet minimum.
 - e. For General Yard Regulations that are applicable, see SEC. 15.4-5 of this Code.
3. Building Height. Not to exceed sixty-five (65) feet or six stories, whichever is lower.

- 4. Day Care Centers. In accordance with Department of Children and Family Service licensing standards.

- G. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.

- H. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

- I. Separation Requirements for Sexually Oriented Entertainment Business. No lot line of any lot to be occupied by any Sexually Oriented Entertainment Business Establishment shall be located closer than one thousand (1,000) feet to the lot line of any other lot occupied by a Sexually Oriented Entertainment Business Establishment, and no lot line of any lot to be occupied by any Sexually Oriented Entertainment Business Establishment shall be located closer than thirteen hundred and twenty (1320) feet to the lot line of any other lot used for an amusement center, an amusement park, a day care center, children's home, children's museum, orphanage, agency operated family home, agency operated group home, child care facility, foster care home, hobby shop or toy store, institutional home for the care of children, nursery school or preschool, elementary school, junior high school, senior high school, park, playground, gymnasium, recreation center, a miniature golf course, a place of worship, a religious education facility, a residential dwelling, a hospital, a skating rink or a zoo. (Added 6/17/02 by Ord. No. 4801)

- J. Development Standards. The provisions set forth in Division 14 of this Code shall apply to any proposal for development in the B-1 District. (Added 1/20/04 by Ord. No. 4926)

SEC. 15.6-18 B-2 CENTRAL BUSINESS DISTRICT.

- A. Intent. The intent of this B-2 Central Business District is to provide for a variety of retail stores and shops, offices and services in the central business area of the Town. This area has historically served the major retail marketing function of the community and at the time of adoption of this Code displays the highest concentration of commercial development. In this district each establishment contributes to the whole shopping area by adding to the variety of goods available and to comparison shopping opportunities. This essential inter-dependence of activities is given precedence over any desire to require automobile parking spaces adjacent to each building although provisions are made for the cooperative development of off-street parking facilities by public and private interests.

- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the B-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:

1. The relationship of the subject property to the Town's transportation systems and the impact the permitted uses would have upon these systems. Potential conflicts between pedestrians and motorized traffic are of major concern.
2. The extent to which surrounding zoning and land usage provides adequate transition from this intense business use to uses of lesser intensity.
3. The potential impact the uses authorized in the district would have upon any existing or permitted uses, especially residential, in the surrounding area.
4. The extent to which the subject property is a logical extension of the central business area.
5. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
6. The adequacy of public services including police and fire protection, serving the property and the impact the permitted uses would have upon these services.
7. The impact any natural disasters, including flooding, would have upon the permitted uses.
8. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
9. The conformance of the proposal to the Comprehensive Plan and Official Map.

C. Permitted Uses. In the B-2 Central Business District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Appliance Repair Shop
2. Appliance Store
3. Art & School Supply Store
4. Art Gallery, Museum
5. Athletic Club, Indoor
6. Bakery
7. Bakery & Donut Shops (Retail Sales Only)
8. Ballroom, Dance Hall
9. Bank
10. Barber, Beauty Shop
11. Bicycle Shop
12. Book, Stationery Store

13. Bowling, Billiard Center
14. Candy & Ice Cream Shops
15. Churches & Other Places of Public Worship
16. Clothing Store
17. Clubs, Private
18. Computer Data-Processing Center
19. Dance Studio
20. Day Care Center
21. Delicatessen
22. Department Store
23. Drug Store
24. Dry Cleaners
25. Dwelling Units when located above the first story
26. Educational Facilities
27. Electronic Equipment Sales & Service
28. Exhibition Hall, Exposition Hall
29. Florist Shop
30. Funeral Parlor
31. Fur Store
32. Furniture Repair Store
33. Furniture Store
34. Garden Supply Store
35. Gift Shop
36. Hardware Store
37. Health Club
38. Hobby, Toy Shop
39. Hotel-Motel/Conference Center
40. Household Goods, Sales & Repair
41. Jewelry Store
42. Laundry
43. Leather Goods Shop
44. Library
45. Linen Supply House
46. Liner Housing, including first floor dwelling units or a combination of dwelling units and other permitted uses. (Added 9/19/2011 by Ord. No. 5397)
47. Liquor Store
48. Mail Order Store
49. Market, Grocery Store
50. Motion Picture Theater
51. Music Store
52. News Stand
53. Newspaper, Magazine Printing & Publishing
54. Night Club
55. Nursery School
56. Office Building, Office

57. Optical Goods Sales
58. Parking Lot
59. Pet Store
60. Photographic Studios
61. Photographic Supply Sales
62. Post Office
63. Print Shop
64. Professional Service Office
65. Radio, T.V. Station
66. Recreation Center
67. Restaurants
68. Rug, Floor-Covering Store
69. Salon, Spa
70. Shoe Repair Shop
71. Shoe Store
72. Specialty Food Store
73. Sporting Goods Sales
74. Supper Club
75. Tailor, Dress Making Shop
76. Theater
77. Tobacco Shop
78. Transportation Terminal
79. Travel Bureau
80. Variety Store
81. Video Rental Store
82. Wallpaper, Paint Store
83. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

(Entire Subsection C Amended 2/18/02 by Ord. No. 4772)

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
2. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)
3. Vehicle Fueling Station (Added 2/18/02 by Ord. No. 4772)

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements for special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. No minimum.
2. Yards. None required.
3. Building Height. Building height must conform to the requirements contained in Division 17 of this Code, except liner housing which may be constructed at a height equivalent to the adjoining structure. (Amended

4/17/89)(Amended 1/20/04 by Ord. No. 4926)(Amended 9/19/2011 by Ord. No. 5397)

- F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- G. Off-Street Parking and Loading. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.
- H. Development Standards. All development in the B-2 District must conform to the requirements contained in Division 17 of this Code. (Amended 1/20/04 by Ord. No. 4926)

SEC. 15.6-19 M-1 RESTRICTED MANUFACTURING DISTRICT.

- A. Intent. The intent of this M-1 Restricted Manufacturing District is to provide for industrial uses with an absence of objectionable external effects in areas that are suitable for this type of development by reason of topography, relative location, and adequate utility and transportation systems. Compatibility with surrounding districts is further assured by limiting development by reason of topography, relative location, and adequate utility and transportation systems. Compatibility with surrounding districts is further assured by limiting development to low industrial densities. Just as industrial uses are excluded from residential areas to promote public health, safety and welfare, so are residential developments excluded from this district.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the M-1 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposed under consideration:
 - 1. The relationship of the subject property to various aspects of the transportation system, including rail, air, highway and street, and pedestrian, and the impact the permitted uses would have upon these systems. Truck traffic and its impact is of major concern generally, as well as the affect on vehicular travel times.
 - 2. The extent to which surrounding zoning and land usage provide an adequate transition from these industrial uses to uses of lesser intensity and the degree to which the uses authorized in the district serve as a buffer between other districts which exhibit more objectionable effects and uses of lower intensity.
 - 3. The capacity of existing and proposed public utilities to the site, including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned.

4. The adequacy of public services, including police and fire protection, serving the property in question and the impact the permitted uses would have upon these services.
5. The impact the permitted uses would have upon the environment including noise, air, and water pollution.
6. The impact any natural disasters, including flooding, would have upon the permitted uses.
7. The conformance of the proposal to the Comprehensive Plan and the Official Map.

C. Permitted Uses. In the M-1 Restricted Manufacturing District, no building or land shall be used except for one or more of the following specified uses unless otherwise provided in this Code.

1. Agriculture
2. Agricultural Implement, Sales & Repair
3. Agricultural Supply Store
4. Ambulance Service
5. Auction House
6. Automobile, Truck Sales
7. Bagged Mineral Products
8. Bakery
9. Bicycle Manufacture
10. Boat Manufacture
11. Boat Sales
12. Car Wash
13. Churches and Other Places of Public Worship
14. Clubs, Private
15. Contractor's Shop except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
16. Cordate, Rope, Twine & Net Manufacture
17. Electrical & Electronic Machinery Manufacture
18. Electrical Appliance Manufacture
19. Fleet Fueling Depot (Added 4/17/95 by Ord. No. 4309)
20. Food Locker Plants
21. Footwear Manufacture
22. Furniture, Fixture, Bedding Manufacture
23. Indoor Tennis Club
24. Instrument Manufacture
25. Jewelry Manufacture
26. Kennels, with or without dwelling unit for superintendent (Added 7/15/02 by Ord. No. 4805)(Amended 8/18/03 by Ord. No. 4884)
27. Knitting Mills, all fabrics absent of any dye process

28. Linen Supply House
29. Lumberyard, Building Materials Storage
30. Manufacture of Products from Cork or Wood
31. Manufacture of Products from Plastic
32. Manufacture of Products from Processed Fur
33. Mobile Home, Recreational Vehicle Rental and Sales
34. Motor Vehicle Repairs, Paint Shop
35. Motor Vehicle Sales
36. Motor Vehicle Storage
37. Musical Instrument Manufacture
38. Newspaper, Magazine Printing & Publishing
39. Nurseries & Greenhouses
40. Office Use (Added by Ord. 4099, 12/21/92)
41. Photographic, Optical Goods Manufacture
42. Pottery, China, Earthenware Manufacture
43. Print Shop
44. Radio, Radar Site
45. Recreational Vehicle Sales
46. Retail Lumber Sales
47. Snack Food Manufacture
48. Soft Drink, Carbonated Water Industry
49. Sporting Goods Manufacture
50. Storage, Canned or Bottled Food & Soft Drinks
51. Storage; Fibre Products
52. Storage; Flour, Starch & Sugar
53. Storage; Heavy Machinery & Equipment
54. Storage; Ice
55. Storage; Loose or Bagged Processed Food
56. Storage; Non-Hazardous Chemicals or Plastic Products
57. Storage; Packaged Foodstuff
58. Storage; Packaged Mineral Products
59. Storage; Packaged Tobacco Products
60. Storage; Paper, Paper Products
61. Storage; Rolled Paper
62. Storage; Wood Products, Furniture
63. Taproom in Brewery holding a Class P Liquor License (Added 1/17/2017 by Ord. No. 5677)
64. Taxidermist Shop (Added 11/20/95 by Ord. No. 4356)
65. Textile Manufacture; absent of any dye process
66. Toys, Sporting Goods Manufacture
67. Trailer Rental and Sales
68. Truck Freight Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
69. Truck Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
70. Veterinary Clinics (Added 7/15/02 by Ord. No. 4805)

- 71. Warehouse; General
- 72. Warehouse; Mini (with or without dwelling unit for Superintendent) except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
- 73. Watch, Clock Manufacture
- 74. Wearing Apparel Manufacture
- 75. Wholesale Distributors
- 76. Wooden, Cone Containers Manufacture
- 77. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

(Items 37 through 71 renumbered 12/21/92 by Ord. 4099)(Items 19 through 72 renumbered 4/17/95 by Ord. No. 4309)(Items 25 through 75 renumbered by Ord. No. 4805)(Items 62 through 76 renumbered 1/17/17 by Ord. No. 5677)

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

- 1. Cannabis Craft Grower, as set forth under Division 20
- 2. Cannabis Cultivation Center, as set forth under Division 20
- 3. Cannabis Infuser, as set forth under Division 20
- 4. Cannabis Processor, as set forth under Division 20
- 5. Cannabis Transporter, as set forth under Division 20
- 6. Coal Storage
- 7. Concrete Batch Plant
- 8. Extraction, Loading, Storage, Washing & Hauling of Sand, Gravel & Topsoil
- 9. Gun Range, Indoor (Added 6/17/13 by Ord. No. 5495)
- 10. Remote Controlled Racetracks (Added 1/17/06 by Ord. No. 5047)
- 11. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)

E. Site Plan Review. Site Plan Review and approval by the Town Council, after a legislative public hearing and recommendation by the Normal Planning Commission, in accordance with SEC. 15.8-3 of this Code shall be required for all development which fulfills one or more of the following criteria:

- 1. The development of land to be used for a permitted use, any part of which is within five hundred (500) feet of an R-1AA, R-1A, or R-1B residence district boundary line.
- 2. The development of land which is an expansion of an existing structure or use and which, if new development, would be permitted only when processed under the site plan review procedures contained herein.

(Subsection (E) Amended 11/20/95 by Ord. No. 4356)(Amended 4/15/96 by Ord. No. 4385)

F. Bulk Regulations. The following bulk requirements shall apply to all permitted

uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. No minimum.
 2. Yards.
 - a. Front. Twenty-five (25) feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - b. Side Yards. Two (2) side yards with a combined width of fifteen (15) feet with neither side yard less than five (5) feet.
 - c. Corner Side Yard. Twenty-five (25) feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - d. Rear. Twenty (20) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
 3. Building Height. Not to exceed forty-five (45) feet or four (4) stories, whichever is lower. For exemptions from height regulations see SEC.15.4-3(C) of this Code.
- G. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- H. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.
- I. If outside accessory storage exists on a lot in an M-1 district which coincides with the lot line of an adjacent residence district or is adjacent to an alley or street which separates such M-1 district and residential district, screening shall be provided with planting of trees and shrubs or a densely planted compact hedge maturing to not less than five (5) feet of such lot line.
- J. Development Standards. The provisions set forth in Division 14 shall apply to any proposal for development in the M-1 District. (Added 1/20/04 by Ord. No. 4926)

SEC. 15.6-20 M-2 GENERAL MANUFACTURING.

- A. Intent. The intent of this M-2 General Manufacturing District is to provide for the more intense types of industrial and manufacturing uses which generally exhibit higher levels of objectionable external effects. This district should not be located adjacent to residential districts, and its contiguity to commercial and business areas should, wherever possible, be avoided. Uses permitted in this district will provide for those basic industries needed to expand employment opportunities within the Town.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the M-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under

consideration:

1. The relationship of the subject property to various aspects of the transportation system, including rail, air, highway, and street, and pedestrian, and the impact the proposal would have upon these systems. Truck traffic and its impact is of major concern generally, as well as the affect on vehicular travel times.
2. The extent to which surrounding zoning and land usage provides an adequate transition from these industrial uses to uses of lesser intensity and the degree to which the uses authorized in the district serve as a buffer between other districts which exhibit more objectionable effects and uses of lower intensity.
3. The capacity of existing and proposed public utilities to the site, including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned.
4. The adequacy of public services, including police and fire protection, serving the property in question and the impact the permitted uses would have upon these services.
5. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
6. The impact any natural disasters, including flooding, would have upon the permitted uses.
7. The conformance of the proposal to the Comprehensive Plan and the Official Map.

C. Permitted Uses. In the M-2 General Manufacturing District, no building or land may be used except for one or more of the following specified uses, unless otherwise provided in this Code.

1. Agriculture
2. Agricultural Products & Storage
3. Aircraft Manufacture & Assembly
4. Bagged Mineral Products
5. Bakery
6. Bicycle Manufacture
7. Boat Manufacture
8. Concrete Batch Plant
9. Contractor's Shop except such use shall not be permitted in the P1 Corridor (Added 5/17/99 by Ord. No. 4593) (Amended 6/20/05 by Ord. No. 5013)
10. Cordage, Rope, Twine & Net Manufacture
11. Cotton: Spinning & Weaving

12. Dairy Products Manufacture
13. Distilling, Rectifying, Blending Spirits
14. Drugs, Pharmaceutical Manufacture
15. Electrical & Electronic Machinery Manufacture
16. Electrical Appliance Manufacture
17. Food Locker Plants
18. Footwear Manufacture
19. Furniture, Fixture, Bedding Manufacture
20. Glass Manufacture
21. Grain Elevator
22. Health Clubs and Private Recreation (Added 10/20/2014 by Ord. No. 5562)
23. Instrument Manufacture
24. Jewelry Manufacture
25. Kennel, With or Without Dwelling Unit for Superintendent
26. Knitting Mills, all Fibers
27. Lumberyard, Building Materials Storage
28. Machinery Manufacture
29. Manufacture of Grain Mill Products
30. Manufacture of Products from Cork or Wood
31. Manufacture of Products from Processed Fur
32. Manufacture of Products from Processed Leather
33. Manufacture of Transport Equipment, Component Parts Only
34. Metal Products Manufacture
35. Motor Powered Equipment Repair and Sales and Services Shop (Added 2/21/2000 by Ord No. 4640)
36. Motor Vehicle Manufacture & Assembly
37. Motor Vehicle Storage
38. Newspaper, Magazine Printing & Publishing
39. Photographic, Optical Goods Manufacture
40. Plastic & Plastic Products Manufacture
41. Pottery, China, Earthenware Manufacture
42. Radio, Radar Site
43. Rail Terminal
44. Retail Lumber Sales
45. Rubber, Rubber Products Manufacture
46. Snack Food Manufacture
47. Soft Drink, Carbonated Water Industry
48. Sporting Goods Manufacture
49. Storage, Canned or Bottled Food & Soft Drinks
50. Storage; Fibre Products
51. Storage; Flour, Starch & Sugar
52. Storage; Heavy Machinery & Equipment
53. Storage; Ice
54. Storage; Loose or Bagged Agricultural Products
55. Storage; Metal, Metal Products
56. Storage; Non-Hazardous Chemicals or Plastic Products

57. Storage; Packaged Foodstuff
58. Storage; Packaged Mineral Products
59. Storage; Packaged Tobacco Products
60. Storage; Paper, Paper Products
61. Storage; Petroleum Products
62. Storage; Seeds, Beans, Nuts & Silage
63. Storage; Wood, Paper, Products
64. Textile Manufacture; absent of any dye process
65. Toys, Sporting Goods Manufacture
66. Truck Freight Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
67. Truck Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
68. Warehouse; General
69. Warehouse; Mini (with or without Dwelling Unit for Superintendent) except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
70. Watch, Clock Manufacture
71. Wearing Apparel Manufacture
72. Wholesale Distributors
73. Wooden, Cone Containers Manufacture
74. Wool, Worsted; Spinning & Weaving
74. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Asphalt Batch Plant
2. Cannabis Craft Grower, as set forth under Division 20
3. Cannabis Cultivation Center, as set forth under Division 20
4. Cannabis Infuser, as set forth under Division 20
5. Cannabis Processor, as set forth under Division 20
6. Cannabis Transporter, as set forth under Division 20
7. Coal Storage
8. Extraction, Loading, Storage, Washing & Hauling of Sand, Gravel & Topsoil
9. Remote Controlled Racetracks (Added 1/17/06 by Ord. No. 5047)
10. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)

E. Site Plan Review.

1. In accordance with the requirements and procedures stated in SEC. 15.8-3 public site plan review and approval by the Town Council after legislative public hearing and recommendation by the Planning Commission shall be

required for all development which fulfills one (1) or more of the following criteria.

- a. The development of land for a manufacturing or industrial use where such use involves noise, smoke, particulate matter, toxic or noxious matter, odors, fire, and explosive hazards, or vibration, or glare or heat.
 - b. The development of land consisting of twenty (20) acres or more, net site area.
 - c. The development of land which is an expansion of an existing structure or use and which, if new development, would be permitted only when processed under the site plan review procedures contained herein.
- F. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.
1. Lot Size and Width. No minimum.
 2. Yards.
 - a. Front. Twenty-five (25) feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - b. Side Yards. Five (5) feet minimum.
 - c. Corner Side Yard. Twenty-five (25) feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - d. Rear. Twenty (20) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
 3. Building Height. Not to exceed forty-five (45) feet or four stories, whichever is lower.
- G. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- H. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.
- I. If outside accessory storage exists on a lot in an M-2 district which coincides with the lot line of an adjacent residence district or is adjacent to an alley or street which separates such M-2 district and residential district, screening shall be provided with planting of trees and shrubs or a densely planted compact hedge maturing to not less

than five (5) feet in two (2) years, parallel to and within three (3) feet of such lot line.

- J. Development Standards. The provisions set forth in Division 14 shall apply to any proposal for development in the M-2 District. (Added 1/20/04 by Ord. No. 4926)

SEC. 15.6-21 FORM BASED OVERLAY DISTRICT.

A. Intent. In addition to those general purposes set forth in Division 2 of this Code, it is the purpose and design of the Form Based Overlay District to foster land development that sets careful and clear controls on building form, public spaces, streetscapes, building architecture, and the relationship of the building on the lot. This Form Based Overlay District shall be applied as an overlay or a combined district. This technique retains the list of uses allowed in the present zoning classification that the Form Based Overlay District overlays unless such uses are modified by the adopting ordinance. The purpose of the Form Based Overlay District is to:

1. regulate how lots and buildings relate to public spaces and the surrounding neighborhood;
2. govern building form and placement of the building in relation to the lot and street;
3. stabilize and improve property values;
4. require certain building elements to enhance public places;
5. encourage architectural character that incorporates the best urban practices;
6. protect and enhance the Town's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry; and
7. strengthen the economy of the Town.

B. Zoning Map Amendment Guidelines

1. Any portion of the Town classified in a FB Form Based Overlay District shall also be classified in one (1) or more of other districts established in Division 6 of this Code. The official zoning map shall designate any land classified in a FB District by a combination of symbols, e.g. FB/R-1AA, FB/R-1A, FB/R-1B, FB/R-2, FB/R-3A, FB/R-3B, etc.
2. In a FB Form Based Overlay District, all the regulations of the underlying Agriculture District, Residential District, Special Public Interest District, Business/Commercial District or Manufacturing District established by

Division 6 of this Code shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the FB Form Based Overlay District, and in the event of such a conflict, the regulations governing such FB Form Based Overlay District shall control. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Special Public Interest District, Business District or Manufacturing District shall continue to be allowable uses except as provided in the Form Based Code developed for the particular FB Overlay District.

C. Form Based Code. Designation of an area as a FB Form Based Overlay District shall include the establishment of a Form Based Code for that district. Such Code shall be incorporated into the designating ordinance by reference and shall be kept on file in the Office of the Town Clerk. Such Code shall include the following elements:

1. A regulating plan which provides specific information on permitted development for each building site and how each lot relates to public spaces and the surrounding neighborhood.
2. Building envelope standards which establish basic parameters governing building form, building placement (in three dimensions) and required or permitted building elements.
3. Architectural standards which govern a building's architectural elements and sets parameters for allowable materials, configurations and construction techniques.
4. Streetscape standards which establish the relationship between public space and buildings and set the parameters for landscaping and other amenities on or near each building site.

D. Site Plan Review. No building permit for any building or structure or for any exterior improvement or addition to any building or structure in the FB Form Based Overlay District shall be issued by the Zoning Administrator unless and until the construction plans and specifications for such building or structure or addition thereto have been reviewed by the Community Design Review Committee in the process set forth in Division 14 of this Code, and found to be in compliance with the Form Based Code applicable to such site.

(Entire SEC. 15.6-21 Added 3/15/04 by Ord. No. 4937)

SEC. 15.6-22 P-1 OVERLAY CORRIDOR.

A. Intent. In addition to those general purposes set forth in Division 2 of this Code, it is the purpose and design of the P-1 Corridor to enhance the visual character and economic value of the Town's major commercial corridors by prohibiting uses that

have an industrial appearance. This P-1 Corridor shall be applied as an overlay district. This technique retains the list of uses allowed in the present zoning classification that the P-1 Corridor overlays with the exceptions listed in B below.

- B. P-1 Corridor. The P-1 Corridor is a zoning overlay district as depicted on the Town of Normal Zoning Map and pertains to all lots immediately adjacent to the identified roadways. In this corridor, the following uses are prohibited regardless of the underlying zoning classification: Adult Hotels/Motels, Adult Lingerie Modeling Studios, Adult Media Stores, Adult Modeling Shops, Adult Motion Picture Theater, Contractor’s Shop, Remote Controlled Racetracks, Sex Shops, Sexually Oriented Entertainment Business, Truck Freight Terminal, Truck Stop, Truck Terminal, and Mini Warehouse. The P-1 Corridor designation does not otherwise affect the regulations of the underlying zoning classification.

(SEC. 15.6-22 Added 6/20/05 by Ord. No. 5013)(Amended 9/19/05 by Ord. No. 5027)(Amended 1/17/06 by Ord. No. 5047)

SEC. 15.6-23 SOUTH UPTOWN DISTRICT OVERLAY. The South Uptown District Overlay is a zoning overlay district as depicted on the Town of Normal Zoning Map and subject to the Form Based Code for the District as set forth in the designating Ordinance No. 4940, passed and approved on the 15th day of March, 2004. A copy of the regulating Form Based Code is on file in the Office of the Town Clerk. (Added 6/20/11 by Ord. No. 5388)

SEC. 15.6-24 OPTIONAL MAIN STREET FORM BASED OVERLAY DISTRICT. The Main Street Form Based Overlay District is a zoning overlay district as depicted on the Town Zoning Map. The property within the District may be, but is not required to be used and developed in accordance with the regulating Form Based Code for the District as set forth in the Designating Ordinance No. 5388 passed and approved on the 20th day of June, 2011. A copy of the Regulating Form Based Code is on file in the Office of the Town Clerk. [Regulating Form Based Code can also be found here.](#) Each property owner may elect to use and develop property within the District subject to the Code. If an owner makes such election the property within the District shall be subject to the Form Based Code regulations rather than zoning regulations of the underlying zoning district, except the sign regulations set forth in Chapter 15 shall continue to apply to property subject to the Form Based Code. By making such election an owner also agrees, for all new construction with more than 7,500 square feet on the ground floor, to achieve enough LEED points to attain at least LEED “Certified” status. As used herein, LEED means the most current version of the Leadership in Energy and Environmental Design rating systems published by the United States Green Building Council. A copy of the most current versions of such publication shall be kept on file in the Office of the Town Clerk. An election pursuant to this Section shall be made by execution of the following form or a form in substantially the following format:

ELECTION TO SUBJECT PROPERTY TO THE NORMAL MAIN STREET FORM BASED ZONING OVERLAY DISTRICT AND OBTAIN LEED CERTIFIED STATUS FOR ANY NEW CONSTRUCTION WITH MORE THAN 7,500 SQUARE FEET ON THE GROUND FLOOR

As Owner(s) of the following described property, I (we) elect to subject such Property to the Normal Main Street Form Based Zoning Overlay District and Obtain LEED certified status for any new construction with more than 7,500 square feet on the ground floor:

PARCEL NO. _____.

Done this _____ day of _____, _____

Owner

Owner

STATE OF ILLINOIS)
)ss
COUNTY OF MCLEAN)

I, _____, a Notary Public in
And for said County, in the State aforesaid, DO HEREBY CERTIFY that
_____ and _____
personally known to me to be the same persons whose names are subscribed to
the foregoing instrument as their free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this _____ day of _____,
_____.

Notary Public

(SEC. 15.6-24 Added 6/20/11 by Ord. No. 5388)

SEC. 15.6-25 PARKING IMPACT ZONE. The Parking Impact Zone is an overlay zoning regulation district as depicted on the Town of Normal Zoning Map and is subject to the regulations provided in SEC. 15.7-4 if this Code. (Added 6/20/11 by Ord. No. 5388)