

Title 13 ▶ Chapter 1

Zoning Code

Article A

Introduction

- 13-1-1 Authority
- 13-1-2 Title
- 13-1-3 General Purpose
- 13-1-4 Intent and Purposes in View
- 13-1-5 Abrogation and Greater Restrictions
- 13-1-6 Interpretation; Standard Industrial Classifications
- 13-1-7 Severability and Non-Liability
- 13-1-8 Repeal and Effective Date
- 13-1-9 through
- 13-1-19 Reserved for Future Use

Article B

General Provisions

- 13-1-20 Jurisdiction and General Provisions
- 13-1-21 Use Regulations
- 13-1-22 Site Regulations
- 13-1-23 Modifications; Height, Area and Setback Exceptions
- 13-1-24 Extension of Utilities Outside Corporate Limits
- 13-1-25 Parcels Not Served by Public Sewer or Water
- 13-1-26 Screens and Buffers
- 13-1-27 Filling Activities
- 13-1-28 Establishment of Building Grades
- 13-1-29 Annexation of Territory
- 13-1-30 through
- 13-1-39 Reserved for Future Use

Article C

Zoning Districts

- 13-1-40 Zoning Districts Designated
- 13-1-41 Zoning Map; District Boundaries

13-1-42	R-1 One and Two-Family Residential District (Low Density)
13-1-43	R-2 One and Two-Family Residential District (Medium Density)
13-1-44	R-3 Multiple-Family Residential District
13-1-45	R-4 Residential Estate District
13-1-46	C-1 Conservancy District
13-1-47	B-1 Central Business District
13-1-48	B-2 Neighborhood Business District
13-1-49	B-3 Highway Business District
13-1-50	B-4 Retail/Industrial District
13-1-51	B-5 Extensive Commercial District
13-1-52	B-6 Business Park District
13-1-53	I-1 Industrial District
13-1-54	P-1 Public Facilities District
13-1-55	A-1 Agricultural District (Limited Livestock)
13-1-56	A-2 Agricultural Enterprise District
13-1-57	A-3 Exclusive Agricultural District
13-1-58	SP-1 Special Purpose District
13-1-59	SP-2 Special Purpose District
13-1-60	AEO Adult Entertainment Overlay District
13-1-61	E-1 Mineral Extraction or Landfill Overlay District
13-1-62 through	
13-1-69	Reserved for Future Use

**Article D Planned Unit Development (PUD)
Overlay District Procedures**

13-1-70	Planned Unit Development Overlay District—Intent
13-1-71	Definitions
13-1-72	Types of Planned Unit Developments – Permitted Uses
13-1-73	General Design Standards for Planned Unit Developments
13-1-74	Planned Unit Development Site Design Standards
13-1-75	General Requirements as to Public Services and Facilities
13-1-76	Subsequent Land Division
13-1-77	Procedural Requirements—Intent
13-1-78	Procedural Requirements for Planned Unit Developments
13-1-79	Criteria for Approval of the Petition for Planned Unit Development

Article E Conditional Uses

13-1-80	Statement of Purpose—Conditional Uses
13-1-81	Authority of Plan Commission and Village Board; Requirements

13-1-82	Initiation of Conditional Use
13-1-83	Application for Conditional Use
13-1-84	Hearing on Application
13-1-85	Notice of Hearing on Application
13-1-86	Standards—Conditional Uses
13-1-87	Denial of Application for Conditional Use Permit
13-1-88	Conditions and Guarantees Applicable to All Conditional Uses
13-1-89	Plan Commission Recommendation; Board Action
13-1-90	Validity of Conditional Use Permit
13-1-91	Complaints Regarding Conditional Uses; Revocation of Permit
13-1-92	Bed and Breakfast Establishments
13-1-93	Home Occupations/Professional Home Offices
13-1-94	Town Houses Conditional Uses
13-1-95	Large Livestock Facilities Conditional Use
13-1-96	Appeals of Actions on Conditional Use Permit Requests
13-1-97 through	
13-1-99	Reserved for Future Use

Article F Nonconforming Uses, Structures and Lots

13-1-100	Intent—Nonconforming Uses, Lots and Structures
13-1-101	Article Definitions
13-1-102	Existing Nonconforming Structures
13-1-103	Existing Nonconforming Uses
13-1-104	Changes and Substitutions
13-1-105	Floodplain and Shoreland-Wetland Nonconforming Uses and Structures
13-1-106	Nonconforming Performance Standards
13-1-107	Substandard Lots
13-1-108	Replacement of Pre-Existing Mobile Homes
13-1-109 through	
13-1-119	Reserved for Future Use

Article G Traffic Visibility, Loading, Parking and Access

13-1-120	Traffic Visibility Triangle
13-1-121	Loading Requirements

- 13-1-122** Parking Requirements
- 13-1-123** Highway Access
- 13-1-124** Off-Street Parking Restrictions in Residential Areas
- 13-1-125 through**
- 13-1-139** Reserved for Future Use

Article H Signs, Canopies, Awnings and Billboards

- 13-1-140** Purpose of Sign, Canopy and Awning Regulations
- 13-1-141** Signs, Canopies, Awnings and Billboards—Definitions
- 13-1-142** Required Permits for Signs, Canopies and Awnings
- 13-1-143** Signs Not Requiring a Permit
- 13-1-144** Residential Signs Requiring a Permit
- 13-1-145** Commercial, Agricultural and Industrial Signs Requiring a Permit
- 13-1-146** Special Sign Requirements
- 13-1-147** Prohibited or Restricted Signs; Electronic Signs; Inflatables
- 13-1-148** Awnings and Canopies
- 13-1-149** Prohibited Sign Features
- 13-1-150** Nonconforming Signs
- 13-1-151** Dangerous and Abandoned Signs
- 13-1-152** Construction and Maintenance Regulations for Signs
- 13-1-153** Variances or Exceptions
- 13-1-154** Violations of Sign Code
- 13-1-155 through**
- 13-1-159** Reserved for Future Use

Article I Performance Standards—Industrial Developments

- 13-1-160** Article Intent
- 13-1-161** Vibration
- 13-1-162** Regulation of Outdoor Lighting
- 13-1-163** Odor
- 13-1-164** Particulate Emissions
- 13-1-165** Visible Emissions
- 13-1-166** Hazardous Pollutants
- 13-1-167 through**
- 13-1-179** Reserved for Future Use

**Article J Wind Energy Systems; Wireless
Telecommunications Systems**

- 13-1-180** Signal Receiving Antennas (Satellite Dishes)
- 13-1-181** Wind Energy Systems
- 13-1-182** Mobile Tower Siting
- 13-1-183 through**
- 13-1-199** Reserved for Future Use

**Article K Accessory Uses and Structures; Screening and
Landscaping; Fences and Hedges**

- 13-1-200** Accessory Uses or Structures
- 13-1-201** Outside Storage of Firewood
- 13-1-202** Fences
- 13-1-203** Swimming Pools and Hot Tubs
- 13-1-204** Retaining Walls
- 13-1-205** Portable Storage Units
- 13-1-206** Sports Courts
- 13-1-207 through**
- 13-1-219** Reserved for Future Use

Article L Administration

- 13-1-220** General Administrative System
- 13-1-221** Zoning Administrator
- 13-1-222** Role of Specific Village Officials in Zoning Administration
- 13-1-223** Zoning Permit
- 13-1-224** Site Plan Approval
- 13-1-225** Violations and Penalties
- 13-1-226** Fees
- 13-1-227** Notifications to Registered Citizens Regarding Zoning or
Comprehensive Plan Changes
- 13-1-228 through**
- 13-1-239** Reserved for Future Use

Article M Changes and Amendments to the Zoning Code

- 13-1-240** Authority
- 13-1-241** Initiation of Changes and Amendments

- 13-1-242** Procedure for Changes and Amendments; Down Zoning Voting
- 13-1-243** Protest
- 13-1-244 through**
- 13-1-259** Reserved for Future Use

Article N Appeals

- 13-1-260** Appeals to the Zoning Board of Appeals
- 13-1-261** Hearing of Appeals
- 13-1-262** Decisions of Zoning Board of Appeals
- 13-1-263** Variances
- 13-1-264** Review by Court of Record
- 13-1-265 through**
- 13-1-279** Reserved for Future Use

Article O Mobile Home Communities

- 13-1-280** Intent — Where Mobile Home Communities Permitted
- 13-1-281** Definitions
- 13-1-282** Mobile Home Occupancy Permits
- 13-1-283** Minimum Number of Lots or Spaces
- 13-1-284** Permitted and Permissible Uses and Structures
- 13-1-285** Mobile Home Community Developer's Permit
- 13-1-286** Standard Requirements for Mobile Home Communities, Additions or Extensions
- 13-1-287** Mobile Home Community Operator's License
- 13-1-288** Operation of Mobile Home Communities; Responsibilities of Mobile Home Community Management
- 13-1-289** Responsibilities and Duties of Mobile Home Community Occupants
- 13-1-290** Additional Regulations on Mobile Homes and Mobile Home Communities
- 13-1-291** Compliance with Plumbing, Electrical and Building Ordinances
- 13-1-292** Standards for General Site Planning for Mobile Home Communities
- 13-1-293 through**
- 13-1-299** Reserved for Future Use

Article P Definitions

- 13-1-300** Definitions