

Zoning District Summaries

Type of Zoning District	Principal Permitted Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirement		
			Total Area (Square Feet)	Width at Frontage (Feet)	Front Yard (Feet)	Side Yard (Feet)	Rear Yard (Feet)
R-1 Resident District	two-family dwellings; single family dwellings; public parks	Churches; Schools; Libraries, museums, community buildings; CLAS for 9-15 persons	10,000	75	35	with attached garage-10; with detached garage-10 (north or west sides) or 20 (south or east sides)	40
R-2 Resident District	single family dwellings; public parks.	Churches; Schools; Libraries, museums, community buildings; Private recreational uses; Two-family dwellings; CLAS for 9-15 persons	15,000	90	45	with attached garage-10 (north or west sides) or 15 (south or east sides); with detached garage-10 (north or west sides) or 25 (south or east sides)	40
R-3-Resident District	single family dwellings	Churches; Schools; Libraries, museums, community buildings; Private recreational uses; CLAS for 9-15 persons	20,000	100	60	with attached garage-15; with detached garage-15 (north or west sides) or 30 (south or east sides)	40
R-4 Resident District	Public Parks	Multi-family dwellings for more than 2 families or housekeeping units; Private clubs; Convalescent homes; Planned residential development projects; Funeral homes; Senior Housing; Private recreational uses	10,000	n/a	35	20	40
B-1 Shopping Center District	Large general merchandise stores, food stores, general retail, personal services, banks/savings and loan institutions, restaurants, offices	Private clubs; Drive-in uses; Parking and storage lots; Mechanical garages; Undertaking establishments with attached living quarters; Veterinarian offices and/or animal hospitals; Building supply stores	2 acres	200	50	corner lot-50; non-corner-10; bordering residentially zoned parcel-25	25
B-2 General Business District	Large general merchandise stores, food stores, general retail, personal services, banks/savings and loan institutions, restaurants, offices	Financial Institutions with drive-in facilities, veterinary services, child day care centers, building supply stores, boat sales and recycling drop off centers	7,200	60	20	corner lot-20; other-10	25
B-3 Automobile-oriented District	none	Automobile-oriented retail sales and services, including automotive sales and service, car washes gasoline stations, drive-in banking and drive-in restaurants	15,000	100	40	corner lot-40; non-corner-10	25
B-4 Office & Professional Services	Offices, personal service shops, beauty shops, real estate agencies, travel services, consulting services, funeral homes, and other professional and similar offices, financial institutions	Veterinary services, contractors offices, laboratories, and child day care centers.	7,200	60	20	corner lot-20; other-10	25

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M-1 Light Manufacturing	Light manufacturing, building supply yards, bakeries, laundries, warehouses and similar uses	Outside storage and laboratories; All B-1, B-2, B-3, B-4 permitted and conditional uses	10,000	75	50	corner lot-50; non-corner-10	25
P-1 Parks & Institutional	Schools, day care centers, churches, hospitals, nursing homes, clinics, museums, art galleries, cemeteries, lodges, public buildings, private and public recreation and forest preserves	Gift shops, florists, and food service when directly associated with permitted uses; Funeral homes; Communication towers, solid waste management, and recycling facilities; Amphitheaters, amusement parks & aquariums	10,000	n/a	35	corner lot-50; non-corner-10	40
RCO Redevelopment/Conservation Overlay	superimposed upon basic districts to provide certain additional permissive uses and regulatory standards applicable thereto without disturbing the underlying basic district regulations and zoning	none	n/a	n/a	n/a	n/a	n/a
PUD Planned Unit Development Overlay	Residential, Business, Institutional, Industrial, Planned Unit Developments and Mixed Compatible Use Developments	Any use allowed only as a conditional use in any of the other Districts	1-3 acres	n/a	n/a	n/a	n/a
FW Floodplain/Wetland	Agriculture, Recreation, Parking Lots	none	n/a	n/a	n/a	n/a	n/a