

THE ZONING GUIDE

SECTION 10

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**Figure 1
Residential Uses and Requirements**

Requirements	Single-Family Dwelling	Two-Family Dwelling	Multi-Family Dwelling
District in which use is permitted	R1, R2, R3, R4, B1, B2, B3, B6, I1 and I3	R3, R4, B1, B2, I1 and I3	R4, B1, B2 and I1
Minimum lot size in square feet per dwelling unit in districts indicated	R1** 9,000 R2 & I3** 7,000 R3, R4, B1, B2, B3 & I1 6,000	R3 & I3 3,500 R4, B1, B2 & I1 3,000	R4 & B1 2,500 B2 & I1 2,000
Minimum lot width in feet in districts indicated	R1 70 R2 & I3 60 R3, R4, B1, B2, B3 & I1 50	R3, R4, B1, B2, I1 & I3 50	R4, B1, B2 & I1 50
Maximum building height in feet in districts indicated	R1, R2, R3, R4, B1, B2, B3, I1 & I3 35	R3, R4, B1, B2, B3, I1 & I3 35	R435 B145 B2 & I1 80
Minimum front yard*	30 feet	30 feet	30 feet
Minimum side yard (one)	5 feet	5 feet	5 feet
Minimum side yards (both or two) in percent of lot width	20 %	20 %	20 %
Minimum rear yard	20 feet	20 feet	20 feet
Minimum ground floor area in square feet in districts indicated	One Story R1 1,100 R2 & I3 900 R3, R4, B1, B2, B3 & I1 750 Two Story R1 900 R2 & I3 750 R3, R4, B1, B2, B3 & I1 750	R3 1,250 R4, B1 & I3 960 B2 & I1 750	First two units, same as two-family dwelling, plus additional area per unit: R4 300 B1, B2 & I1 200
Number of vehicle parking spaces to be provided on the lot	One	Two	One for each dwelling unit
Maximum lot coverage in percent of lot	35 %	35 %	40 %
Vision clearance on corner lot	Yes	Yes	Yes

*The minimum front yard setback requirement shall not apply where the front building setback line is established in a recorded subdivision.

**This represents the required minimum lot size when the following utility systems are installed and utilized: a) Sanitary Sewer System, b) Approved Public or Community Water Supply System or c) Storm Sewer System. In the absence or non-utilization of any of the above described utility systems, add the following area in square feet to the minimum lot size: a) 2,000 b) 1,000 c) 2,000

**Figure 2
Business Uses and Requirements**

Requirements	Local Business	General Business	Office Zone District	Arterial Business Zone
Districts in which use is permitted	B1, B2, B3*, B4* & I1	B2 & I1	B5	B6*
Minimum front yard in feet in districts indicated	B1 & I1 30 B2 None B3* 45 B4* 60	B2 None I1 30	B5 30	B6 45
Minimum side yard in feet	10 feet	10 feet	10 feet	10 feet
Maximum building height in feet in districts indicated	B1 35 B2 125 B3* 40 B4* 50 I1 75	B2 125 I1 75	B5 35	B6 35
Minimum rear yard in feet	20 feet	20 feet	20 feet	20 feet
Maximum lot coverage in percent of lot	50% by buildings 75% by buildings and hard surfaces	50% by buildings 75% by buildings and hard surfaces	50% by buildings 75% by buildings and hard surfaces	75% by buildings and hard surfaces. The remainder of the lot must be maintained in green space
Vision clearance on corner lots	Yes	Yes	Yes	Yes
Sign limitations	As per Sign Ordinance	As per Sign Ordinance	One free standing sign per lot. Maximum height, 5 ft. Limited to 32 square ft. of face area in each of two directions	Only wall signs, ground signs, awnings and canopies will be permitted in this district

*May be permitted as a special exception in accordance with the requirements of Figure 9

**Figure 3
Business Uses / Parking Spaces Required**

Type of Use	Parking Spaces Required
<i>Local Business Use</i>	
Category 2 listed under paragraph (A), Business Use and Requirements	One for each 500 square feet of floor area
(A) (3) through (7), (8) (c) and (8) (e)	One for each 125 square feet of floor area
Indoor theater	One for each six seats
Bowling alley	Three for each lane plus one for each six spectator seats
Dancing academy	One for each 200 square feet of floor area
Private club or lodge	Space to accommodate 50 % of the active membership at one space per each 3 members
Department store	One for each 200 square feet of floor area
<i>General Business Use</i>	
Hotel	One for each three employees plus one for each two sleeping rooms
Storage Warehouse and Wholesale Establishment	One for each three employees or occupants. The maximum number of employees or occupants to be used in determining spaces.
Motor Bus or Railroad Passenger Station	One for each three employees plus one for each ten seats in waiting room. Other retail uses in connection therewith shall provide one space for each two employees.
Automobile and Truck Repair	One for each 200 square feet of floor area
Veterinary Hospital for Small Animals or Kennel	One space for each 3 animals to be confined in temporary or permanent pens or cages
Category 12, paragraph (B), General Business Uses	As determined by the Board
<i>Office Zone District</i>	
Doctors, surgeons, and dentists	One space per each 200 square feet of building plus one space per each doctor and one space per each two employees
Professional offices other than medical, surgical, and dental	One space per each 500 square feet of building plus one space per each practicing person and one space per each two employees
Nonprofessional business offices	One space per each 200 square feet of building plus 1 space per each 2 proprietors and employees
Charitable and nonprofit organizations	One space per each 500 square feet of building plus one space per each two employees except where such offices house meeting rooms for membership activities in which case an additional one space per each 125 square feet of building will be required

**Figure 4
Loading / Unloading Berths Required – Business Uses**

Type of Use	Gross Floor Area (Sq. Ft.)	Loading and Unloading Berths Required
Retail Stores	3,000 to 15,000	1
Department Stores	15,001 to 40,000	2
Wholesale establishments, storage uses, and other business uses	Each 25,000 Additional	1 Additional
Office Buildings	100,000 or less	1
	100,001 to 336,000	2
	Each 200,000 Additional	1 Additional

**Figure 5
Industrial Uses and Requirements**

Requirement	Light Industrial	Industrial
Districts in which use is permitted	B2, I1, I2 & I3*	I2 & I3*
Minimum front yard in feet: for Arterial Street for Collector Street for Local Street	75 45 30	75 45 30
Minimum side yard in feet	B2 & I1 10 I2 & I3 20	I2 & I3 25
Minimum rear yard in feet	B2 & I1 20 I2 & I3 30	I2 & I3 35
Maximum building height in feet	B2 125 I3 35 I1 & I2 75	I2 75 I3 35
Maximum lot coverage in percent of lot	B2, I1 & I2 90 I3 80	I2 90 I3 80
Vision clearance on corner lots	Yes	Yes

*When located in a planned industrial development comprising not less than twenty acres and provided further that the entire area is planned for industrial use with requirements for substantial architectural design of buildings, adequate vehicle parking space and adequate transportation and sanitary facilities. See Figure 9 for additional requirements.

Figure 6
Loading / Unloading Berth Requirements – Industrial Uses

Gross Floor Area of Industrial Use in Square Feet	Number of Berths Required
15,000 or Less	1
15,001 to 40,000	2
40,001 to 100,000	3
Each 40,000 Additional	1 Additional

Figure 7
Contingent Uses and Requirements

Type of Use	Districts in which Use is Permitted	Number of Parking Spaces to be Provided
Agricultural, of a noncommercial character	All	Not applicable
Boarding or lodging house	R4, B1, B2, B3 & I1	One for each three occupants
Fraternity, sorority, and student cooperatives	R3, R4, B1, B2 & I1	One for each three occupants
Lodge or private club (which is of a non-commercial character)	R3, R4, B1, B2 & I1	One for each 125 square feet of floor area of building(s)
Mortuary	R3, R4, B1, B2, B3, B6 & I1	One for each six seats in main auditorium
Nursing home or homes for the aged	R3, R4, B1, B2 & I1	One for each seven persons
Professional office in residence of practicing professional person	All	Two additional
Plant nursery	All	None required
Public library or museum	All, except B4	One for each 125 square feet of floor area of building

A professional office consisting of two practicing professionals of the same profession located in a dwelling occupied as a residence by at least one individual other than the professionals. Three professionals of the same profession would be permitted if one of the professionals was the owner of the dwelling and also resided therein.	R4	One per employee, plus one for each 500 gross square feet, or fraction thereof, of ground floor area of building. No parking shall be permitted in front yards.
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**Figure 8
Contingent Uses - Maximum Height**

Districts in which Use is Permitted	Maximum Building Height in Feet
R1, R2, B3, & B4	25
R3, B1 & I3, B6	35
R4, B2 & I1	50
I2	75

**Figure 9
Special Exceptions**

SPECIAL EXCEPTION	DISTRICTS IN WHICH USE MAY BE PERMITTED	REQUIREMENT DESIGNATION
Adult Drive-In Theater	I1	c6, i6, p, r1, s, t, u3, v, w, y
Adult Use	B2 and I1	b.4, c.1, h.1, g. i.11, k.29, s,t,v.2, ee, ff, ii
Airport	R1,I1, I2, & I3	b12, g, h2, i1, j1, k1, l2, n2, p, r1, s, t, u2, v, w, y
Arterial Business	B6	a2, c1, g, g1, g2, h1, j6, k33, p, q1, s, t, u, v1, w, x, ee1, ff, gg, hh1, hh2, hh3, ii
Artificial lake of three or more acres	All	c1, i1, j1, p, r1, u1, u3, v, w, y
Automobile filling station	B1, B2, B3, B4, I1 and I2	b1, c1, h1, j1, p, s, t, v, w
Bar, Tavern, Saloon	B1, B2, B3, B4, I1	B17, C1, G, H1, J7, K29, S, T, V2, ee, ff, hh, ll
Bed & Breakfast Units	All, except B3, B4, I2 & FW	bb1, bb2, bb3, bb4, bb5, bb6, bb7, bb8, bb9, bb10
Cemetery or crematory	All except B3 and B4	b11, c2, p, q, r1, v, w

**Figure 9
Special Exceptions**

Church or Temple	All except B3, B4 and I2	b6, c1, k30, and ee
Clinic or medical health center	R3, R4, B1, B2, B3, B4, B6 and I1	b1, c3, h4, j1, k3, l1, r1, v, w, y
College building	All except B3, B4 and I2	b1, c6, d3, g, h4, k4, l2, m1, p, t, v, y
Composting Facility (Indoor)	I1, I2, and I3	c1, dd, e1, g, k32, p, p1, u4
Composting Facility (Outdoor)	I1, I2, and I3	e1, g, i10, k32, p, p1, r1, t, u4
Country club or golf course	All except B3 and B4	c1, d3, j1, k5, l1, p, r1, u3, v, w, y
Fill	All	i1, p, u3
Fire station or police station	All	b1, c1, h1, j1, k6, l1, s, y
Garbage Transfer Station	B2, I1, I2 and I3	c1, e, k25, p, r2, s, t, v, w, y
Greenhouse, commercial	All except B3 and B4	b4, c6, f2, h1, k7, m4, n1, r1, v, w, y
Heliport	All	b6, g, h2, i2, j1, k1, l2, n2, p, r1, s, t, u2, v, w, y
Home occupation	All	b1, c1, f1, h1, k8, v, y
Hospital	All except B3, B4 and I2	b7, c6, g, h5, j1, k9, l2, m5, n1, p, s, t, v, y
Industrial park	All except B3 and B4	a1, b10, c7, d3, g, h3, j2, k10, l2, m6, n2, o, p, q, r1, s, t, v, w, y
Interstate Free-Standing Identification Sign	B-1, B-2, I-1, I-2 and I-3	A1, a2, a3, b10, e1, g, h4, j1, q1, u5
Junk yard	I2	c1, e, h1, i4, k11, l5, m2, n3, r1, v, w, y
Kindergarten or day nursery	All except R1, R2, B4, I2 and I3	b3, c8, f3, h1, i3, j1, k12, p, r1, v, y
Liquor Store	B2, B3, B4, I1	B17, C1, G, H1, J7, K29, S, T, V2, ee, ff, hh, ll
Mineral extraction, borrow pit, top soil removal, and their storage areas	I1, I2 and I3	c9, e, h1, i5, j1, n3, r1, s, t, u3, v, w, y
Mobile home park/ Manufactured home park	R4, B2, I1, I2 & I3	b8, c12, d2, g, h6, j1, k13, l2, o, p, q, r1, s, u1, v, w, y, jj
Municipal or government building	All	b1, c1, h1, j1, k28, l1, p, y
Night Club	B2, B3, B4, I1	B17, C1, G, H1, J7, K29, S, T, V2, ee, ff, hh, ll

**Figure 9
Special Exceptions**

Open automobile or mobile home sales area and leasing	B1, B2, I1 and I2	b16, c1, e, j1, k29, p, v, z
Outdoor theater; excluding, however, an Adult drive-in theater	All except R1, R2, R3, R4, B1, B2 and B4	c6, i6, p, r1, s, t, u3, v, w, y
Outdoor commercial recreational enterprise	All	c4, d1, g, h1, i1, j3, k14, l2, n1, p, r2, s, t, u1, u3, v, w, y
Penal or correctional institution	B2, I1, I2 and I3	b12, c10, e, g, k15, l5, n3, p, r1, y
Planned industrial development	I3	a3, b10, d2, g, j1, k10, m6, n1, p, r1, s, t, w, cc
Power transmission line	All	p, u3
Practice golf-driving range	All except R1, R2, R3 and R4	c6, i7, j3, k16, l2, r1, v, y
Private club	B2, B3, B4, I1	B17, C1, G, H1, J7, K29, S, T, V2, ee, ff, hh, ll
Private recreational development	All	c4, g, h1, j3, k2, l2, r1, v, w, y
Produce terminal, wholesale	I1, I2 and I3	b9, c7, d3, e, h1, i8, j1, k11, l4, m3, n2, p, r1, s, t, v, w, y
Public camp	All except I2 & FW	b15, c6, d1, g, h7, j3, k17, l2, r1, u1, v, w, y
Public or commercial sanitary fill or refuse dump	I2 and I3	b11, c11, e, i9, j5, r1, u1, u3, v, w
Public or commercial sewage or garbage disposal plant	I2 and I3	b11, c11, e, k19, r1, u1, u3, v, w
Public or employee parking area	All	b2, p, r1, s, t, v, x, y, z
Public park or public recreational facility	All	c4, g, h1, j2, k21, l2, t, v, w
Radio or television tower	All	k19, p, r1, v
Railroad right-of-way and uses essential to railroad operation	All	h1, k20, r1, u3, v
Racetrack Casino Sign	B-1, B-2, B-3, I-1, I-2, I-3	A1, a2, a3, b4, e1, g, i8, q1, u5
Raising and breeding of non-farm fowl and animals, commercially, except kennel	B2, I1 and I2	b7, c10, h1, j1, k7, l2, m1, n2, r1, v, w, y
Residential development plan	All, except B2 and I2	a4, b9, c1, f1, g, h1, k22, o, p, q, s, t, u1, w, y, aa
Riding stable	I1 and I2	b5, c10, h1, j1, k21, m1, r1, v, w, y

**Figure 9
Special Exceptions**

School, Public and Private	All except B3, B4 and I2	c6, g, k31, l2, p, t, v, y, ee
Seasonal fishing or hunting lodge	All	b1, c1, f4, k22, u3, v, w, y
Shopping center (community)	B4	a2, b7, g, j1, k23, l3, m3, n1, o, p, s, t, u1, v, y
Shopping center (neighborhood)	B3	a2, b15, g, j1, k23, l2, m3, n1, o, p, s, t, u1, v, y
Stadium or coliseum	All except R1, R2, R3, B3 and B4	b7, c2, j1, k24, l2, m2, n1, p, r2, s, t, v, y
Tourist home	All except R1, R2, B2, B4 and I2	b1, c1, f1, h1, k26, r1, v, y
Truck freight terminal	B2, I1, I2 and I3	c1, e, k25, p, r2, s, t, v, w, y
Utility Substation, Exchange, or Power Generating Plant	All	c1, g, j4, k18, r1, v, y, dd

If the nature of the special exception involves more than one of those listed, the applicant may apply for an improvement location permit for the special exception which most closely relates to the primary use, provided that the requirements of all the related uses will be met.