

3. ALLOWABLE USES

A. USES LISTED

Uses allowed as Permitted or Special Uses in any zoning district shall be as provided in Table 3A.

Any use not listed therein, or listed with no district entry, shall be prohibited.

B. CUMULATIVE DISTRICTS

Except as specifically provided otherwise herein, within the categories of Residential, Business, Office, and Manufacturing Districts, uses shall be allowed as Permitted or Special Uses in any district if they are allowed as Permitted Uses or Special Uses, respectively, in any lower-numbered district within the same category.

Any use authorized as a Permitted Use in a district that also qualifies, by virtue of cumulateness with another district, as a Special Use, shall be considered a Permitted Use in that district.

Table 3A: Permitted and Special Uses in All Zoning Districts

Uses listed are also Permitted or Special Uses in all higher-numbered districts with same letter designation.

* indicates uses allowed only along arterial streets designated in Comprehensive Plan

** Conditional use only. See Section 7 - F.

Land Use	Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use in	Most Restrictive (Lowest Numbered) Districts Use is a Special Use in
Abattoirs or slaughterhouses		
Abrasives manufacture	M2	
Accessory structures over max. flr. area		R1
Accessory uses to Permitted Uses	R1 B2 O1 M1	
Accessory uses to Special Uses		R1 B2 O1 M1
Acid manufacture or processing		
Adult uses	M1	
Agriculture (see also Farms)	R1	
Airports		O2 M1
Amusement parks *		B4
Animals farm keeping of - Accessory Use to approved Special Use School		M1
Animal grooming	B2	
Animal hospitals *		B4
Antique shops	B2	

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Apparel manufacture	M2	
Appliance repair shops, domestic	B2 M1	
Appliance stores, domestic	B2	
Armories		O2 M2
Arsenals		
Art shops or galleries, no auction rooms	B2	
Art, craft, school supply store	B2	
Auction rooms	B4	
Auditoriums		O2 M2
Auto parts stores	B2	
Automated teller machines	B2 O1 M1	
Automobile & truck rental	B2	
Automobile laundries *		B4 M2
Automobile repair shops		B4 M2
Automobile sales (no open sales lot) *	B4 M2	B2
Bakeries (plants)	M2	
Bakery stores (retail)	B2	
Bakery distribution centers with or without Bakery Outlet stores	M1	
Banks	B2 O1 M1	
Barber shops	B2	
Bars & taverns	B2	M2
Bars with live entertainment or dancing	B2	
Bars, no live entertainment or dancing	B2	
Beauty shops	B2	
Bed & breakfast lodging		R1 B2 O1 M1
Bicycle sales, rental, and repair	B2	
Blueprinting & photostating shops	B2 M1	
Boat repair	B4 M1	
Boat, marine sales--no open sales lot *	B4	
Body shops		B4 M2
Bookstores	B2	
Bottled gas dealers	B4 M1	
Bottling companies	M1	
Bowling alleys	B4	B2
Brew pubs		B2
Brick clay products	M2	

Land Use	Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use in				Most Restrictive (Lowest Numbered) Districts Use is a Special Use in	
Building materials retail, no lumber yds.	B2					
Building materials sales, storage	M2				M1	
Bus stations *					B4	
Business machine sales & rental	B2				M1	
Business service uses	B2				M1	
Cable TV headends					R1	
Camera stores	B2					
Campgrounds						
Camping equipment sales	B4					
Candy shops	B2					
Card shops	B2					
Carpet stores, retail	B2					
Cartage & express companies	M2				B4	
Catering establishments	B2					
Cemeteries					R1	
Chickens, keeping of	R1					
Churches and religious institutions (occ. load of 150 or less)	R1	B2	O1			
Churches and religious institutions (occ. load of more than 150)	R1				B2	O1
Civic buildings (occ. load of 150 or less)	B2	O1				
Civic buildings (occ. load of more than 150)					B2	O1
Clinics	B2	O1	M1			
Clothing products manufacture	M1					
Clothing stores	B2					
Club or lodge, private (occ. load of 150 or less)	B2	O1				
Club or lodge, private (occ. load of more than 150)					B2	O1
Cluster residential subdivisions					R1	
Coin and stamp shops	B2					
Colleges and universities					R1	O2
Commercial Vehicle Parking in Residential Zoning Districts per Section 5.B.11.A	R1				R1	
Computer sales & rental	B2	M1				
Concrete mixing plants					M2	
Concrete, cement, mortar plants					M2	
Construction bldgs, trailers, temporary	R1	B2	O1		M1	
Contractor offices, no storage yards	B4				M1	

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Contractors (at a bldg. materials store)		B2
Contractors (includg. shops & storage yards enclosed with solid 8' tall screening fencing)	M2	
Convenience marts	B2	
Convention halls		O2
Convents		R1
Credit unions	B2 O1 M1	
Crematories		B2
Creosote manufacturing or processing		
Currency exchanges	B2 M2	
Custom dressmaking shops	B2	
Dairy products processing	M2	
Dairy stores (no processing, bottling)	B2	
Dance halls (occ. load of 150 or less)	B4	B2
Dance halls (occ. load of more than 150)		B2
Data processing centers		O2
Day care centers, child		B2 O1
Delicatessens	B2	
Dental offices	B2 O1 TO	
Department stores	B2	
Detonable materials, over 5 lbs.		
Discount department stores	B2	
Dog training	M1	O1
Donut shops	B2	
Drive-in, drive-through facilities		B2 M1
Drug stores	B2	
Dry cleaning receiving stations	B2	
Dry goods stores	B2	
Dumps		
Duplex or two-family dwellings	R6	R4
Dwelling unit of caretaker	M2	
Dwelling units above ground floor	R6 B2	
Dwelling units, existing	B2 O1	
Electrical showrooms	B2 M1	
Employment agencies	B2 M1	
Equipment rental	M1	
Exterminating services	B4	

Land Use	Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use in	Most Restrictive (Lowest Numbered) Districts Use is a Special Use in
Farm implement, feed, & seed stores	B4	
Farm stands, permanent	B2 O1 M1	
Farms, mink, poultry, or hog		
Fat rendering		
Feed mills	M2	
Feed, flour, and grain storage		
Feeding stations, cattle		
Fertilizer manufacturing or processing		
Finance companies	B2 O1 M1	
Fire stations *		R1 B2
Fish markets	B2	
Florist shops	B2	
Food manufacture, processing, packaging	M2	M1
Food stores	B2	
Freight terminal		M2
Frozen food stores, incl. locker rental	B2	
Fuel storage, bulk		M1
Funeral homes	B2	
Furniture stores (incl. upholstery)	B2	
Furniture, carpet, bedding manufacture	M2	
Furrier shops (w. storage, conditioning)	B2	
Game rooms	B2	
Garden supply stores	B2	
Gas stations, automobile	B4	
Gift shops	B2	
Glass products manufacture	M2	
Glass stores	B2	
Golf courses and country clubs, private		R1
Golf courses, publicly owned		R1
Golf driving range		R1
Government buildings, no maint. shops	B2 O1	
Grain storage, processing	M2	
Graphics & drafting services	B2 O1 M1	
Greenhouses, commercial	B4 M2	B2
Grocery stores	B2	
Gunsmith shops	B2 M1	
Gymnastic academy/school		M1

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Haberdasheries	B2	
Hardware stores	B2	
Health clubs *	B4 M1	B2 O1
Health food stores	B2	
Hearing aid stores	B2	
Hobby and craft shops	B2	
Home occupations	R1	R1
Horses, keeping of	R1	
Hospitals *		B2 O2
Hotels and motels *	B4	B2 O2
Ice cream shops	B2	
Illuminated skate parks, team sport fields and courts	B2 O1	R1
Incinerators		
Industrial Assembly	M1	
Industry, heavy	M2	
Industry, light	M1	
Industry, limited *		B4
Insurance offices	B2 O1 TO M1	
Interior decorating shops	B2	
Jewelry & watch sales & repair	B2	
Junk yards		M2
Kennels, commercial *		R1 B2
Kennels, private		R1
Laboratories, medical, dental, optical	M1	B2 O1
Laboratories, research & testing	B4 O2 M1	B2
Landfills		
Landscape contractors	M1	
Laundries, cleaners (max. 03 employees)	B2	
Laundries, cleaners (max. 05 employees)		B2
Laundries, cleaners (max. 10 employees)	B4	
Laundries, cleaners (over 10 employees)	M2	
Laundries, receiving stations	B2	
Laundromats		B2
Lawn care services	M1	
Leather goods shops	B2	
Libraries & reading rooms	B2	R1

Land Use	Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use in	Most Restrictive (Lowest Numbered) Districts Use is a Special Use in
Liquor stores	B2	
Llamas, keeping of, on lots of 40,000 square feet or greater	R1	
Llamas, keeping of, on lots of less than 40,000 square feet but not less than 28,000 sq. ft.		R1
Locksmith shops	B2 M1	
Luggage shops	B2	
Lumber yards *	B4 M1	
Machine shops		M2
Machinery sales		B4
Machinery, heavy, manufacture		M2
Machinery, light, manufacture		M1
Mail order houses	B2 M1	
Manufactured home parks *		
Manufactured home subdivisions		
Manufactured homes (individual lots)		
Manuf. home sales (no open sales lot)		B4
Massage establishment	B2	
Meat markets	B2	
Medical offices	B2 O1 TO	
Meeting halls (occupant load of 150 or less)	B2 O1	
Meeting halls (occupant load of more than 150)		B2 O1
Metal reduction, refinement		M2
Micro Brewery with or without ancillary sales and/or ancillary brew pub		M1
Millinery shops	B2	
Mini-warehouses		M1
Model home & garage displays		B4
Model homes	R1	
Monasteries		R1
Monument sales (no open sales lot)	B4 M1	
Mortuaries	B2	
Motor vehicle terminal		M2
Motorcycle repair shops	B4	
Motorcycle sales (no open sales lot)	B4	
Multi-family dwellings: fourplex	R6	R5
Multiple-family dwellings	R6	

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Municipal Well House	R1	
Museums & art galleries	B2	R1
Musical instrument shops	B2 M1	
Newspaper and magazine shops	B2	O2
Newspaper distribution agencies	B4 O2 M1	
Newspaper offices	B2	
Nurseries, tree and shrub	B4	
Nursing homes	B2	R6 O1
Nut shops	B2	
Off-track entertainment complexes		B2
Office supply stores	B2	
Offices, business and professional	B2 O1 TO M1	
Offices, government & institutional	B2 O1 M1	
Oil refining		
Open sales lots		B4 M1
Optician sales, retail	B2	
Optometry offices	B2 TO	
Ore reduction		
Orthopedic & medical supplies, retail	B2	
Outdoor advertising (billboards)		
Outdoor amusement establishments		R1
Outdoor display **	B2	
Outdoor eating & drinking facilities accessory to allowed principal use		B2 M1
Outdoor storage		B4 M1
Paint stores	B2	
Paper products manufacture	M2	
Parking, off-street, as principal use *	B4 M2	B2 O2
Parks, playgrounds, forest preserves	R1 B2 O1	
Parks, playgrounds, open space, private	B2 O1	R1
Pawnshops	B4	
Pay day loan stores	M1	
Permitted Public Uses	R1 B2 O1 M1	
Pet shops	B2	
Philanthropic or charitable institutions (occupant load of 150 or less)	B2 O1	
Philanthropic or charitable institutions (occupant load of more than 150)		B2 O1

Land Use	Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use in	Most Restrictive (Lowest Numbered) Districts Use is a Special Use in
Photo processing stores	B2 M1	
Picture framing shops, retail	B2	
Pigeons, keeping of	R-1	
Planned Unit Developments		R1 B2 O1 M1
Plumbing & heating sales	B4 M1	
Pool halls *	B4	B2
Popcorn shops	B2	
Post offices	B2	
Pottery & ceramics manufacture	M2	
Precision instrument manufacture	M1	
Print shops (6 or fewer employees)	B2	
Printing & publishing plants	B4 M1	
Printing shops (max. 10 employees)		B2
Produce markets	B2	
Quarries & sand and gravel pits		S D
Radio & television studios	M2	B2
Radio and television towers		B2 O2 M1
Railroad stations		B4
Real estate offices	B2 O1 TO	
Record, tape, & music shops	B2	
Recording studios	B4	
Recreation institution (occupant load of 150 or less)		B2 O1
Recreation institution (occupant load of more than 150)		B2 O1
Recr. vehicle sales (no open sales lot)	B4	
Recreational vehicle repair shops		B4 M2
Rectories		R1
Recycling centers, solid waste		M1
Reducing salons & fitness centers	B2	
Repair of items sold in district	B2	
Research & development facilities	O2 M1	
Restaurants serving alcohol		B2 O2
Restaurants with entertainment, dancing		B2
Restaurants, drive-in		B2
Restaurants, except drive-in	B2	M2
Retail in off bldg--max 50% grd flr area	B2 O1	

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Retail uses, not listed elsewhere	B4	
Retail within a Permitted Use		O2 M1
Roadside stands	R1	
Rubber manufacturing or processing		
Sales lot, open		B4 M1
Sales office, temporary	R1 B2 O1 M1	
Salt works		
Sauerkraut manufacturing or processing		
Savings & loans and savings banks	B2 O1 M1	
Scavenger service		M2
Schools and Educational Institutions (occupant load of 150 or less)	B2 O1	R1
Schools and Educational Institutions (occupant load of more than 150)		R1 B2 O1
Schools, commercial/trade (occupant load of 150 or less)	B2	O1
Schools, commercial/trade (occupant load of more than 150)		B2 O2
Second hand stores	B2	
Secretarial services	B2	
Seminaries		R1
Servants' living quarters	R1	
Sewer cleaning services		M1
Sewing machine sales & service	B2	
Shoe & boot manufacture		M2
Shoe repair shops	B2	
Shoe stores	B2	
Single-family attached homes	R6	
Single-family detached homes	R1	
Skating rinks (occupant load of 150 or less)	B4	B2
Skating rinks (occupant load of more than 150)		B2
Smelters		
Soap manufacturing or processing		
Special Public Uses		B2 O1 M1
Sporting goods stores	B2	
Stables, private	R1	
Stadiums & arenas *		B4 O2 M2
Stationery stores	B2	

Land Use	Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use in				Most Restrictive (Lowest Numbered) Districts Use is a Special Use in			
Stock yards or slaughtering								
Stone products manufacture				M2				
Streets and alleys	R1	B2	O1	M1				
Studios, art, music, or photography		B2	O1					
Supermarkets		B2						
Swimming pool sales (no open sales lot)		B4						
Swimming pools, commercial						B2		
Swimming pools, commercial or public					R1			
Synthetic polymers manufacturing								
Tailor shops		B2						
Tallow, grease, lard manufacturing								
Tanning salons		B2						
Tanning, curing of hides								
Tar distillation								
Tax preparation offices		B2	O1					
Taxidermists		B2						
Telegraph offices		B2						
Telephone exchanges		B2						
Temporary construction buildings	R1	B2	O1	M1				
Temporary real estate offices	R1	B2	O1	M1				
Theaters (occupant load of 150 or less)		B2						
Theaters (occupant load of more than 150)						B2		
Ticket offices, amusement		B2						
Ticket offices, transportation		B2						
Tile stores		B2						
Tobacco shops		B2						
Tourist homes					R1	B2	O1	M1
Tourist information centers		B2						
Towing & vehicle relocation				M2				
Townhouses	R6							
Toy stores		B2						
Trailer & mobile home repair						B4		M2
Trailer parks & campgrounds								
Trailer sales (no open sales lot)*		B4		M2				
Transfer stations, solid waste								
Travel agencies		B2						
Truck repair shops						B4		M1

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Truck sales (no open sales lot) *	B4 M2	B2
Truck stops	M2	B4
Union halls (occupant load of 150 or less)	B2 O1	
Union halls (occupant load of more than 150)		B2 O2
Variety stores	B2	
Veterinarian offices *	B4	B2
Video cassette sales & rental	B2	
Wallpaper stores	B2	
Warehousing & distribution	B4 M1	
Water softener services	B4	
Wholesaling	M1	
Woodshops & cabinet shops (10 or fewer employees on any one shift)	M1	
Woodshops & cabinet shops (between 11 and 20 employees on any one shift)		M1
Woodshops & cabinet shops (21 or more employees on any one shift)	M2	
Wrecking yards		
Yard goods stores	B2	
Yogurt shops	B2	
Zero lot line single-family homes		

No entry in either column indicates prohibited use.

(Ord. 1817, 3-23-00), (Ord. 1963, 2-25-02), (Ord. 2049, 4-25-03), (Ord. 2103, 12-2-03), (Ord. 2190, 2-9-05), (Ord. 2247, 11-9-05), (Ord. 2276, 4-18-06), (Ord. 2335, 11-7-06), (Ord. 2379, 5-24-07), (Ord. 2386, 7-6-07), (Ord. 2403, 11-6-07), (Ord. 2477, 9-16-08), (Ord. 2517, 6-1-09) (Ord. 2533, 8-5-09), (Ord. 2536, 8-18-09), (Ord. 2539, 9-9-09)