
Chapter 5

Use Districts

Article 5.1

USE DISTRICTS

5.1.1. Establishment of Zones. In order to carry out the recommendations of the Genoa Comprehensive Plan and the purpose and provisions of this Ordinance, the City of Genoa is hereby divided into the following districts:

- A. **AGRICULTURE DISTRICT.** The intent of this district is to maintain active and productive cropland on the perimeter of Genoa and establish mechanisms to permit the development and expansion of the agribusiness industry in Genoa and DeKalb County. This district may be located in any of the six land use themes in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for the Agriculture District shall be "AG".
- B. **ESTATE RESIDENTIAL DISTRICT.** The Estate Residential District is established to provide locations and an environment for large lot, detached single family residential developments primarily to provide a semi-rural or countryside setting and to preserve natural features such as topography, tree cover and open water in the City. This type of development is characterized by providing well and septic systems and overland storm water management systems. The map symbol and short name for this district shall be "ER". (Ord. 2007-35, 12-04-2007)
- C. **SUBURBAN RESIDENTIAL DISTRICT.** The Suburban Residential District is established to provide and maintain area for development of low density single family residences on generally uniform lots. This district is intended for the exclusive development of detached single family residences served by municipal water and sewer. This district shall be located only in areas designated Suburban Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "SR".
- D. **SUBURBAN COMMERCIAL DISTRICT.** The Suburban Commercial District is established to provide locations and standards for a wide range of businesses and services relying upon the patronage from areas beyond the immediate neighborhood in which they may be located and generally located at the intersection of arterial roads and collector roads in the City. This district shall be located only in areas designated Suburban Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "SC".
- E. **SUBURBAN INDUSTRIAL DISTRICT.** The Suburban Industrial District is established to provide locations and standards for a wide range of manufacturing, warehousing, processing, production, assembly, research, testing and office uses. This district shall be located only in areas designated Suburban Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "SI".
- F. **CITY RESIDENTIAL DISTRICT.** The City Residential District is established to provide and standards to maintain areas for development of a wide range and variety of residential neighborhoods. This district shall be located only in areas designated City

Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "CR".

- G. CITY COMMERCIAL DISTRICT. The City Commercial District is established to provide locations for a limited range of businesses and services for neighborhood and community residents. Such districts shall be generally located along collector and arterial streets to act as a transition between residential and commercial districts. This district shall be located only in areas designated City Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "CC".
- H. CENTRAL BUSINESS AND CIVIC DISTRICT. The Central Business and Civic District is established to provide standards for development to maintain a wide range of businesses and services; to protect and maintain the economic viability of the old established commercial neighborhood along Main Street; address the preservation of the use, value and enjoyment of property in adjoining residential districts; and, to maintain the central commercial core area as the social, civic, cultural and commercial focus of the City and its environs. It is the intention of this District to provide for the ongoing update of a mix of business, office, government and residential uses to encourage traditional social, cultural and civic functions within the historical context of the neighborhood in the City. This district shall be located along Main Street and is generally bounded by Sycamore Street on the east, State Street on the west, the IC&E Iowa Chicago & Eastern Railroad on the north, and Jackson Street on the south as shown on the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "CBC".
- I. CITY INDUSTRIAL DISTRICT. The City Industrial District is established to provide locations and standards for a wide range of manufacturing, warehousing, processing, production, assembly, research, testing and office uses. This district shall be located along railroads, arterial and collector streets and only in areas designated City Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "CI".
- J. HAMLET RESIDENTIAL DISTRICT. The Hamlet Residential District is established to provide locations and standards for development to create compact settlements set amid agricultural or conservation lands. This district is intended to encourage a wide variety of residential uses and housing types with the density and intensity of uses being concentrated at the neighborhood core and diminishing toward the outward edges of the settlement or hamlet. This district is served by municipal water and sewer and includes street cross-sections ranging from urban to rural. This district shall be located only in areas designated Hamlet Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "HR".
- K. HAMLET COMMERCIAL DISTRICT. The Hamlet Commercial District is established to provide locations and standards for a wide range of businesses and services for neighborhood and community residents. Such districts shall be generally located along collector and arterial streets, and in front of public squares and plazas. This district shall be located only in areas designated Hamlet Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "HC".
- L. HAMLET INDUSTRIAL DISTRICT. The Hamlet Industrial District is established to provide locations for a wide range of manufacturing, warehousing, processing, production, assembly, research, testing and office uses. This district shall be located only in areas designated Hamlet Neighborhoods in the Genoa Comprehensive Plan Land Use Themes Map. The map symbol and short name for this district shall be "HI".

- M. HERITAGE PRESERVATION OVERLAY DISTRICT. The Heritage Preservation Overlay District is an overlay district established to encourage the restoration, preservation, rehabilitation and conservation of neighborhoods, districts, buildings, sites and objects of historical and/or architectural significance and to prevent the decline, decay and/or demolition of such neighborhoods, districts, buildings, sites and objects. In order to enhance the attractiveness of the City to its residents and visitors to support and enhance the City's business, commerce, and industry, it is the intent of this district to create a process for the review of designs for buildings and lot improvements in City neighborhoods having landmarks or representing elements of the City's economic, social, cultural, and political past. All uses permitted in the underlying zoning districts shall be permitted in the Heritage Preservation Overlay District. Regulations promulgated under the authority of this district shall not be construed to further regulate the use of structures in the underlying zoning districts. The map symbol and short name for this district shall be "HPO".

Article 5.2

Conditions of Use

- A. All uses in all districts shall be subject to the following conditions:
1. All common wall construction, whether existing or proposed, shall conform with all building, electrical, plumbing, and other applicable codes and ordinances.
 2. Each dwelling unit shall be served with its own water line, sanitary sewer line, sump pump line, if applicable, and other utility lines and extensions.
 3. All rooftop mechanical service equipment shall be screened from view from grade level of any street, park, parking lot, or from grade of adjoining property. All mechanical equipment shall be screened or colored to match or blend in with the field color of the building.
 4. Similar land categories shall generally enfront across streets. Dissimilar categories shall abut at rear or side lot lines. Corner lots which front on streets of dissimilar use shall be set back the same as the adjacent use with the lesser setback.
 5. All uses shall be conducted within completely enclosed buildings unless otherwise specified.
 6. All lots shall share a frontage line with a street or square.
 7. All buildings, except accessory structures, shall have their main entrance opening onto a street or square.
 8. Streets shall provide access to all lots and parcels.
 9. All streets and alleys shall terminate at other streets within the neighborhood and connect to existing and future streets outside the development.
 10. Steady and even build-to lines shall be established along all streets and public space frontages, determining the width desired for each street or public space. A minimum percentage build-out at the build-to line shall be established along all streets and public square frontages. (2006-4a, 02-21-2006)
 11. Parking lots shall generally be located at the rear or at the side of buildings and shall be screened from the sidewalk by low walls, fences or hedges.
 12. Parking lots and parking garages shall not abut street intersections or civic buildings, be adjacent to squares or parks, or occupy lots which terminate a vista.
 13. Alleys shall not form the boundary of a park, square, or greenbelt unless a wall not less than six (6) feet in height is used for separation.
 14. The long axis of a street shall have an appropriate termination with either a public monument, specifically designed building façade, or a gateway to the ensuing space.
 15. Landscaping shall respect vistas and building lines.

16. Civic uses and buildings are exempt from setback requirements.
17. In the CBC District, all off-street parking spaces shall be at the rear of the building and access shall be by alley only, whenever possible. (2006-4a, 02-21-2006)
18. **OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS.** Loading areas and outdoor storage areas exert visual and noise impacts on surrounding neighborhoods. These areas when visible from adjoining properties and/or public streets shall be screened, recessed or enclosed. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site and such buildings are not more than forty (40) feet apart, or on those sides of buildings that do not have customer entrances.
 - i. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from adjacent streets.
 - ii. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty (20) feet of any public street or public sidewalk.
 - iii. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
 - iv. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building.
19. **DELIVERY AND LOADING OPERATIONS.** Delivery and loading operations shall not disturb adjoining neighborhoods or other uses. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the lot owner submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45db as measured at the lot line of any adjoining property.
20. **ADULT USES.** No person shall establish, operate or maintain an adult use unless it is in accordance with the meanings set forth herein.
 - i. **DEFINITIONS.** As used in this paragraph 20, the following words and terms shall have the meanings set forth herein.

ADULT BOOKSTORE: shall mean an establishment having as a substantial or significant portion of its stock in trade, books,

periodicals, magazines, videos or films for sale, for rental or viewing on premises which are distinguished or characterized by their emphasis on matters depicting describing or relating to “specified sexual activities,” or “specified anatomical areas,” or an establishment with a segment or section devoted to the rental, sale or display of such materials; or an establishment that holds itself out to the public as a purveyor of such materials based on its signage, advertising, displays, actual sales, presence of video preview or coin-operated booths, exclusion of minors from the establishment’s premises or any other factors showing the establishment’s primary purpose is to purvey such material.

ADULT ENTERTAINMENT CABARET: shall mean a public or private establishment which (i) features models, topless dancers, strippers, male or female impersonators; (ii) not frequently features entertainers who display “specified anatomical areas”; or (iii) features entertainers who by reason of their appearance or conduct perform in a manner which is designed primarily to appeal to the prurient interest of the patron or entertainers who engage in or are engaged in explicit simulation of “specified sexual activities.”

ADULT MOTION PICTURE THEATER: shall mean a building or areas used for presenting films, video tapes or other materials distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” for observation by patrons therein.

ADULT USE: shall mean adult bookstores, adult motion picture theaters, adult entertainment cabarets and other similar uses.

SPECIFIED SEXUAL ACTIVITIES: shall mean (i) human genitals in the state of sexual stimulation or arousal; (ii) acts of human masturbation, sexual intercourse or sodomy; and (iii) fondling or other erotic touching of human genitals, public region, buttocks or female breasts.

SPECIFIED ANATOMICAL AREAS: shall mean

(a) Less than completely and opaquely covered: (a) human genitals, public region, (b) human buttocks; (c) human female breasts below a point immediately above the areola; and

(b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

ii. LIQUOR. No liquor shall be issued for any adult use, and no liquor shall be sold or consumed on the premises of any Adult Use.

iii. LOCATION. S Adult Uses may be allowed in the zoning district(s) identified in Article 5.3, Permitted Uses, of this Title, provided:

(a) That no Adult Use shall be located within one thousand (1,000) feet of any property which is zoned or used for residences, churches, parks, schools or another Adult Use; and

(b) That no Adult Use shall be permitted to operate within three hundred feet (300) of the centerline of Main Street (IL 72), IL 23, Derby Line Road and Genoa Road.

iv. REGISTRATION. The owner of a building or premises, his agent for the purposes of managing, controlling or collecting rents, or any other person managing or controlling a building or premises any part of which contains an Adult Use, shall register the following information with the City Clerk:

(a) The address of the premises;

(b) The name(s) of the owner(s) of the premises and name(s) of the beneficial owner(s) if the property is in a land trust;

(c) The addresses of the owner(s) and the beneficial owner(s);

(d) The name of the business or establishment subject of the provisions of this Section 5.3-A-20;

(e) The name(s) and address(es) of the owner(s), beneficial owner(s) of the holders of ten percent (10%) or more of the issued shares, partnership or member interest, of the business or establishment subject to the provisions of this Section 5.3-A-20;

(f) The date of initiation of the Adult Use;

(g) The nature of the Adult Use; and

(h) If the premises of building is leased, a copy of said lease must be attached.

v. EXTERIOR DISPLAY. No Adult Use shall be conducted in any manner that permits the observation of any material depicting or relating to “specified sexual activities” or “specified anatomical areas” from any public way or from any property not registered as an Adult Use. This provision shall apply to any display, decoration, sign, show window, or other opening. (Ord. 2006-4a, 02-21-2006)

B. All uses in commercial or industrial Districts shall be subject to the following conditions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold in a retail manner on the premises where produced.
2. All business, servicing, storage and display of goods shall be conducted within completely enclosed structures, except that bedding plants and flowers in season may be displayed and outdoor dining areas where permitted may be established without said enclosure provided that their location does not interfere with adequate and safe pedestrian circulation.
3. There shall be no manufacture, processing or treatment of products other than what is clearly accessory or essential to the retail business conducted on the premises.

4. All uses shall comply with the performance standards for noise, odor, dust, smoke and vibration established in Section 5.3.
 5. All transition yards shall be screened and/or landscaped to provide visual and acoustical privacy for adjacent residents, and refuse storage areas shall be screened from view.
 6. All exterior lighting, building and parking lot lights shall be directed away from adjacent property, highways and streets.
 7. All open bulk material storage shall be screened from public view and adjacent property by a solid fence or wall.
 8. All open bulk material storage in commercial and industrial shall be screened from public view and adjacent property by a solid fence or wall.
- C. All commercial uses shall be subject to the following conditions:
1. Outdoor display of items intended for direct sale to the public shall be permitted only on a sidewalk adjacent the shop front, only during business hours of operation, and shall not obstruct or interfere with pedestrian circulation. Such outdoor display is permitted only as an accessory use.
- D. All uses in the AG District shall be subject to the following conditions:
1. Those uses existing on a parcel at the time of rezoning, annexation, or the effective date of this Ordinance shall be permitted uses on that parcel of property.
 2. All open and bulk material storage in the AG District, except that used in connection with the cultivation, display, storage, processing and handling of plant material and mining material, shall be screened from public view and adjacent property by a solid fence or wall.
- E. All uses in the CR and HR Districts shall be subject to the following conditions:
1. A continuous network of alleys to the rear of lots within a development adjacent to existing neighborhoods is desirable.
 2. Electric, Telecommunications, and similar Utilities shall run along alleys wherever possible, and any new installations in new development shall be underground.
- F. All uses in the CBC and HC Districts shall be subject to the condition that large-scale, single use (conference centers, theaters, athletic facilities, etc.) shall occur behind or above habitable street front space. (Ord. 2007-35, 12-04-2007)
- G. All buildings, structures and uses in the HPO District shall be subject to the following conditions:
1. SCOPE. No building or structure located in the HPO District shall be constructed, reconstructed, rehabilitated, renovated, altered, removed or demolished unless the Plan Commission recommends and the City Council approves a Certificate of Appropriateness.

2. DEFINITIONS. As used in this Section 5.1.2(H) the following words and terms shall have the meanings set forth herein:
- a. ADDITION: shall mean any act or process that changes one or more of the “exterior architectural features” of a structure designated for preservation by adding to, joining with, or increasing the size or capacity of the structure.
 - b. ALTERATION: shall mean any act or process that changes one or more of the “exterior architectural features” of a structure including, but not limited to, the erection, construction, reconstruction, or removal of any structure.
 - c. CERTIFICATE OF APPROPRIATENESS: shall mean a certificate from the Plan Commission authorizing plans for alterations, construction, removal, or demolition of a landmark or site within a Heritage Preservation Overlay District.
 - d. CONSTRUCTION: shall mean the act or process of adding to an existing structure or the erection of a new principal or accessory structure on a lot or property.
 - e. DEMOLITION: shall mean any act or process that destroys in whole or in part a landmark or site within a HPO District.
 - f. EXTERIOR ARCHITECTURAL FEATURE: shall mean the architectural and general composition of the exterior of a structure including, but not limited to, the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.
 - g. LANDMARK: shall mean any building, structure, or site that has been designated as a “landmark” by the City Council pursuant to the procedures prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Genoa.
 - h. REHABILITATION: shall mean the act or process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural value.
 - i. REMOVAL: shall mean any relocation of a structure on its site or to another site.
 - j. REPAIR: shall mean any maintenance change that does not require a building permit.
 - k. STRUCTURAL CHANGE: shall mean any change or repair in the supporting members of a building, structure, roof, or exterior walls which would expand the building in height, width, or bulk.
 - l. STRUCTURE: shall mean anything constructed or erected, the use of which requires permanent or temporary location on or in ground,

including, but not without limiting the generality of buildings, fences, and gazebos.

3. GENERAL STANDARDS FOR DESIGN AND REVIEW IN HERITAGE PRESERVATION OVERLAY DISTRICTS. All buildings, structures, features, sites and objects or surroundings in the Heritage Preservation Overlay Districts shall be subject to the following design guidelines:
 - a. REGULATION OF EXTERIOR FEATURES. No exterior feature of any building or other structure, landscape or natural feature, above ground utility structure, or any type of on-premise sign shall be erected, altered, restored, moved, or demolished within a Heritage Preservation Overlay District until and after an application for a Certificate of Appropriateness has been submitted to and approved by the Plan Commission and City Council. For the purpose of this Section, exterior features include the architectural style, general design, color, and general arrangement of the exterior of the building or other structure, including the kind and texture of the building materials, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, exterior features refer to the style, material, size, color, and location of all such signs. A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - b. FEATURES NOT CONSIDERED. These design guidelines shall not consider interior arrangement nor take any action to restrict interior changes except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant features, or outdoor advertising signs in the Heritage Preservation Overlay District which would be incongruous with the historic aspects thereof.
 - c. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - d. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - e. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
 - f. Distinctive features, finishes, and constructive techniques or examples of craftsmanship that characterize a property shall be preserved.
 - g. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new one shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

3. Grain storage bins, elevators and conveyors used in connection with the operation shall be exempt from the maximum building height requirement in the City Industrial District (CI)
(Ord. 2004-35, 08-03-2004)

Article 5.3

Permitted Uses

- 5.3.1. Table of Permitted Uses.** Use of a building, structure or land shall be allowed only in the zoning districts indicated and for the purposes specified in the following Table of Permitted Uses. Each use is mutually exclusive and does not encompass other uses listed in the Table. A principal use listed in the Table in any district denoted by the letter “P” is permitted by right provided all other requirements of state law, this Title, and all other applicable ordinances and regulations of the Genoa Municipal Code have been satisfied. A principal use listed in the Table of Permitted Uses in any district denoted by the letter “S” is a Special Use and permitted only subject to the provisions of Article 4.3. A principal use listed in the Table of Permitted Uses in any district denoted by the letter “T” is a temporary use and permitted only subject to the provisions of Section 6.3.1. A use of building, structure or land not indicated by either “P” or “S”, or “T” is not allowed in that district.

ZONING DISTRICTS

1. AGRICULTURE USES	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Adult-Use Cannabis Cultivation Center	S											
Adult-Use Cannabis Craft Grower	S											
Agriculture Equipment Sales Rental, Service	S											
Animal Shelter	S											
Apiculture	P											
Aquaculture	P									P	P	P
Breeding, Raising, Feeding Farm Animals, but excluding commercial feed lot operations	P											
Dairying, excluding processing, pasteurization and distribution activities	P											
Dog Grooming	S					P	P		P			
Dog Obedience School	P					P	S		P			
Dog Training, Attack Dogs	P											
Equestrian School, Stable	S											
Farm Supply Store	S											
Fish Hatcheries	P											
Floriculture	P											
Fruit & Vegetable Stand	T											
Garden Supply Store	S									P	P	P
Grain Storage/Elevators											P	
Greenhouses, Retail	P									P	P	P
Greenhouses, Wholesale	P									P	P	P
Kennel, Cattery for five or more animals	S											
Lawn and Garden Services	S									P	P	P
Medical Cannabis Cultivation Center, only pursuant to State Statute, and state permit and licensing	S											
Nursery, Sod, Tree	P	P	P	P	P	P	P	P	P	P	P	P
Pasturage	P											
Research or Experimental Farms	P											
Retail Sale of Agricultural Products Produced on the Premises, accessory to principal farming operations	P											
Truck Garden Crops	P											
Veterinary Clinic	S					S			S			
Viticulture	P											

2. CONSTRUCTION USES	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Building Services and Supplies										P	P	P
Contractor's Office, Yard										P	P	P
Fuel and Fuel Oil Dealer										S	S	S

3. FINANCE, INSURANCE, REAL ESTATE USES	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Bank						P		P	P			
Collection Agency						P		P	P			
Credit Reporting Agency, Consumer & Mercantile						P	P	P	P			
Currency Exchange						S		S	S			
Financial Institutions						P		P	P			
Financial Services, Counseling Office						P	P	P	P			
Insurance Agency, Office						P	P	P	P			
Insurance Claims Office						P		P	P			
Loan Company/Credit Unions						P		P	P			
Real Estate Office						P	P	P	P			

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Savings and Loan						P		P	P			
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KEY: P = Permitted Use

S = Special Use

T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

4. FOOD SERVICE USE	ZONING DISTRICTS											
	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Automat						P		P	P			
Bakery Shop						P		P	P			
Banquet Halls						P		S	P			
Candy or Confectionary Store						P		P	P			
Catering Establishment where food is prepared on the premises for consumption elsewhere						P		P	P			
Convenience Store						P		P	P			
Dairy Products Store						P		P	P			
Delicatessan						P		P	P			
Farmer's Market						T		T	T			
Food Locker-Rental						P		P	P			
Grocery/Food Store, less than or equal to 35,000sqft GFA						P		P	P			
Grocery/Food Store, greater than 35,000sqft GFA						P		S	S			
Ice Cream Store						P		P	P			
Liquor Store (Package Liquor Sales)						P		P	S			
Meat Market (Butcher Shop)						P		P	P			
Outdoor Cafes, accessory to a food service use						S		S	S			
Restaurant, On-Site Brewery ("Brew-Pub")						S		S	S			
Restaurant						P		P	P			

5. MANUFACTURING AND PROCESSING USES	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Adult-Use Cannabis Cultivation Center	S									S		S
Adult-Use Cannabis Craft Grower	S									S		S
Adult-Use Cannabis Infuser Organization										S		S
Adult-Use Cannabis Processing Organization										S		S
Apparel and other finished products made from fabrics and similar materials										P	P	P
Bakery Products, Wholesale & Production										P	P	P
Beverages, Bottling & Distribution										P	P	P
Beverages, Non-Alcoholic										P	P	P
Brooms and Brushes										P	P	P
Canned & Preserved Fruits & Vegetables										P	P	P
Carpet & Rug Cleaning (on premises)										P	P	P
Commercial Physical and Biological Research										P	P	P
Computer and Office Equipment										P	P	P
Concrete, Gypsum & Plaster Products										P	P	P
Costume Jewelry, Novelties, Buttons, and Miscellaneous Notions, except Precious Metals										P	P	P
Cut Stone and Stone Products										P	P	P
Dairy Products										P	P	P
Drugs										P	P	P
Drum Container Recycling, Cleaning												
Dry Cleaning Plant										P	P	P
Electrical Lighting and Wiring Equipment										P	P	P
Electronic and Electrical Equipment, Components & Accessories										P	P	P
Fire Restoration Plant										S	S	S
Furniture Stripping or Refinishing										P	P	P
Grain and Vegetable Oil Conversion or Reclamation to Fuel										S	S	S
Incinerators										S	S	S

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Industrial Launderers										S	S	S
Jewelry, Silverware & Plated Ware										P	P	P

KEY: P = Permitted Use

S = Special Use

T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

MANUFACTURING AND PROCESSING USES (cont.)	ZONING DISTRICTS											
	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Laboratory, Commercial										P	P	P
Laboratory, Research										P	P	P
Leather (excluding tanning) & Vinyl Products										P	P	P
Lumber Yard										P	P	P
Measuring, Analyzing & Controlling Instruments										P	P	P
Medical Equipment and Goods										P	P	P
Medical and Dental Laboratories										P	P	P
Metal Products, Fabricated, Except Machinery & Transportation Equipment										P	P	P
Musical Instruments										P	P	P
Office, Computing & Accounting Machines										P	P	P
Optical Instruments and Lenses										P	P	P
Non-Commercial Research Facilities										P	P	P
Paper Products from converted Paper and Paperboard										P	P	P
Pens, Pencils, and Other Office & Artists Materials										P	P	P
Petroleum Storage Tanks										S	S	S
Perfumes, Cosmetics & other Toilet Preparations										P	P	P
Petroleum Refining, Processing, Storage										S	S	S
Photographic Equipment and Supplies										P	P	P
Plastic Products, Fabricated										P	P	P
Pottery and Related Products										P	P	P
Power Plant										S	S	S
Printing Ink, Non-Water Soluble										S	S	S
Printing, Publishing & Allied Industries										P	P	P
Production and Manufacture for Consumption, Sale on the Premises										P	P	P
Radio, Television, and Communication Equipment										P	P	P
Recycling Center										S	S	S
Recycling, Reprocessing Used Batteries										S	S	S
Refuse Transfer Station										S	S	S
Rendering Plant												S
Rubber Products, Fabricated										P	P	P
Signs & Advertising Displays										P	P	P
Structural Clay Products										P	P	P
Sugar & Confectionery Products										P	P	P
Tanning or Curing of Skins and Hides											S	
Textile Mill Products										P	P	P
Toys & Amusement, Sporting & Athletic Goods										P	P	P
Truck or Rail Tanker Cleaning										S	S	S
Uses Which Draw, Roll, Extrude, Cast, Forge, Heat Treat, Electroplate, Plate, Anodize, or Color Ferrous and Non-ferrous Metals										S	S	S
Warehouse										P	P	P
Watches, Clocks, Clockwork operated devices, and parts										P	P	P
Welding, Welding Equipment										P	P	P
Wood Containers										P	P	P

KEY: P = Permitted Use
 S = Special Use
 T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

6. MOTOR VEHICLE USES	ZONING DISTRICTS											
	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Automobile Rental/ Leasing Office						P		P	P	P	P	P
Automobile Sales and Rental, New and/or Used, including accessory repair and body shop operations						P				P	P	P
Brake Repair Shop						P			P	P	P	P
Boat Sales, Rental, Service						P				P	P	P
Car Wash, Automatic/Mechanical						P		S	S	P	P	P
Car Wash, Manual						P		S	S	P	P	P
Commercial Storage of Recreational Vehicles											S	
Gas Station						P		S	S	P	P	P
Gas Station within 660 feet of a residential lot						S		S	S	S	S	S
Motorcycle Sales/Service/Rental						P				P	P	P
Motor Vehicle Accessories Store (aka Auto Parts Store)						P		P	P	P	P	P
Motor Vehicle Body Shop						S		S	S	S	S	S
Motor Vehicle Mini Mart						P			S	P	P	P
Motor Vehicle Mini Mart within 660 feet of a residential lot						S			S	S	S	S
Motor Vehicle Repair Shop						P		S	S	P	P	P
Muffler Repair Shop						P		S	S	P	P	P
Recreational Vehicle/Camper Sales, New and/or Used, Rental, including accessory repair and body shop operations						P				P	P	P
Service Station						P		S	S	P	P	P
Service Station within 660 feet of a residential lot						S		S	S	S	S	S
Tire, Battery & Accessory Store						P			P	P	P	P
Transmission Repair Shop						P			P	P	P	P
Truck Sales, New and/or Used, including accessory repair and body shop operations						P				P	P	P
Truck Service, Repair						P				P	P	P
Truck/Trailer Rental						P				P	P	P

7. MUNICIPAL USES	ZONING DISTRICTS											
	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Airport	S									S	S	S
Fire Station/Ambulance	S	S	S	S	S	S	S	S	S	S	S	S
Government Offices						P	P	P	P	P	P	P
Helipad, Helistop										S	S	S
Library						P		P	P			
Parks, playgrounds, athletic fields	S	P	P	P	P	P	P	P	P	P	P	P
Police Station, Substation						S	S	S	S	S	S	S
Post Office						P		P	P			
Public Works Garage, Maintenance Shop, or Yard										S	S	S
Pumping Stations, Water Storage Tanks	S	S	S	S	S	S	S	S	S	S	S	S
School, Elementary, Secondary, Post-Secondary	S	S	S	S	S	S	S		S			
School, Parochial and other Religious	S	S	S	S	S	S	S		S			
Sewage Treatment Facilities	S	S								S	S	S
Utility Substations	S	S	S	S	S	S	S	S	S	S	S	S
Vocational Schools						P		P	P	P	P	P
Wind turbine as a local government accessory use only				S								
Water Filtration, Treatment Plants	S	S	S	S	S	S	S	S	S	S	S	S

KEY: P = Permitted Use S = Special Use T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

ZONING DISTRICTS

8. PERSONAL AND BUSINESS SERVICES USES

AG ER SR CR HR SC CC CBC HC SI CI HI

	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Accounting Services						P	S	P	P			
Adult Care Center						S	S		S			
Ambulance Service						P	S	P	P			
Attorney and Law Office						P	S	P	P			
Auctioneer/Auction Room	S					P	S		P	P	P	P
Automated Teller Machines, accessory to another use						P	S	P	P			
Automated Teller Machines, Freestanding						P			S			
Automobile Driving School						P	S		P	P	P	P
Barber Shops						P	S	P	P			
Beauty Parlor						P	S	P	P			
Blood Bank						P		P	P			
Blueprinting, Reprographic Establishments						P	S	P	P	P	P	P
Business Offices						P		P	P			
Child Care Institution						S		S	S			
Chiropodist's Office						P	S	P	P			
Clinic, Medical, Dental						P	S	P	P			
Commercial Economic, Sociological, and Educational Research						P		P	P			
Commercial Post-Office						P		P	P			
Computer Programming, Data Processing and Computer Related Services						P	S	P	P			
Courier Service						P	S	P	P	P	P	P
Dancing School or Studio						P		P	P			
Day Care Center			S	S	S	P	S	S	P	P	P	P
Day Spa						P		P	P			
Dentist's Office						P	S	P	P	P	P	P
Detective Agency						P		P	P			
Doctor's, Surgeon's, Physician's Office						P	S	P	P			
Dressmaking, Tailoring, Clothing Repair Services						P	S	P	P			
Employment Agencies						P	S	P	P			
Engineering Services						P	S	P	P	P	P	P
Exterminating Services, w/o On-Site Chemical, Vehicle Storage						P	S	P	P	P	P	P
Exterminating Services, with On-Site Chemical, Vehicle Storage										P	P	P
Fortune Tellers, Readers, Psychics						P	S	P	P			
Fraternal Organization						P		P	P			
Funeral Home				S		S	S	S	S	S	S	S
Furnace Supply and Service						P		P	P	P	P	P
Furniture Upholstery & Repair						P	S	P	P	P	P	P
Guard Service, excluding canines						P	S	P	P	P	P	P
Guard Service, including canines	P									P	P	P
Hair Salon						P	S	P	P			
Ice Dealer										P	P	P
Job Training and Vocational Training Services						P			P	P	P	P
Labor Organization Offices, Meeting Halls						P			P	P	P	P
Laundry & Dry Cleaner, Self-Service						P		P	P			
Legal Services						P	S	P	P	P	P	P
Locksmith						P	S	P	P	P	P	P
Management and Public Relations Services						P	S	P	P	P	P	P
Massage, Therapeutic						P	S	P	P			

KEY: P = Permitted Use S = Special Use T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

ZONING DISTRICTS

8. PERSONAL AND BUSINESS SERVICES USES (cont.)	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Non-Commercial Research Facilities						P		P	P	P	P	P
Nursery School			S	S	S	P	S		P	P	P	P
Optician's Office						P	S	P	P			
Osteopath's Office						P	S	P	P			
Packing and Crating, non-Freight Shipments						P		P	P	P	P	P
Packing and Crating (Freight Shipments)										P	P	P
Pawn Shop						P		P	P			
Printing (Reprographic) Service						P	S	P	P	P	P	P
Private Clinic						S		S	S	P	P	P
Private Clinic, Second Floor or Higher						S		S	S	P	P	P
Professional Office						P	P	P	P	P	P	P
Professional Office, Second Floor or Higher						P	S	P	P	P	P	P
Propane Tank Exchange, accessory to another use						P		P	P	P	P	P
Reading Room						P	S	P	P			
Refrigerator and Air Conditioning Sales, Service						P		P	P	P	P	P
Security Systems Sales & Services						P	P	P	P	P	P	P
Self-Service Storage Warehouse										P	P	P
Shoe Repair Shop						P	P	P	P			
Stenographic Services						P	P	P	P	P	P	P
Tailor Shop						P	P	P	P			
Tanning Salon						P	S	P	P			
Tattoo Parlor						P		P	P			
Tax Return Preparation Services						P	P	P	P			
Taxidermist							S			P	P	P
Telemarketing Services						P		P	P	P	P	P
Testing Laboratories										P	P	P
Vending Machine Service										P	P	P

9. RECREATION AND ENTERTAINMENT USES	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Amusement Arcade						P		P	P			
Amusements, Coin-operated accessory to Principle Use						P		P	P			
Amusement Park	S					S			S	S	S	S
Ballroom/Dance Hall						P		P	P	P	P	P
Billiard/Pool Hall						P		P	P			
Bowling Alley						P		P	P	P	P	P
Cabaret, Entertainment, Adult										S	S	S
Campground	S											
Circuses, Carnivals	T	T	T	T	T	T	T	T	T	T	T	T
Cocktail Lounge						P		P	P			
Commercial Recreation	S					S		S	S			
Golf Course, Public/Private, including accessory clubhouse, restaurant, pro shop, lounge, bar, driving range, and banquet facilities	S	S	S	S	S					S	S	S
Golf Driving Range	S									P	P	P
Health Club, Public/Private						P		P	P	P	P	P

KEY: P = Permitted Use S = Special Use T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

ZONING DISTRICTS

9. RECREATION AND ENTERTAINMENT USES (cont.)	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Live Entertainment Establishment						P		P	P	P	P	P
Membership Sport and Recreation Clubs						P		P	P	P	P	P
Motion Picture Theater						P		S	P	P	P	P
Motion Picture Theater, Adult											S	
Night Club						P		P	P			
Performance Theater						P		S	P	P	P	P
Physical Fitness Facilities						P		P	P	P	P	P
Recreation Equipment Sales, Service, Rental						P		P	P	P	P	P
Skating Rink, Ice or Roller Skating	S					P		S		P	P	P
Tavern, Pub						P		P	P			

10. RESIDENTIAL USES	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Accessory Cottage				S			S					
Accessory Cottage Office				P			S					
Apartment Buildings			S	S	S		S					
Apartment Hotels & Efficiency Apartments			S	S	S		S					
Assisted Living Apartments for Persons age 55 and older			S	S	S							
Bed & Breakfast Inn		S	S	S	S		S	S	S			
Convalescent, Nursing Home, Rest Home			S	S	S		S					
Convents, Rectories, Parish Houses		P	P	P	P		P					
Day Care Home, Licensed by IL DCFS		P	P	P	P		P					
Development Sales Office		T	T	T	T	T	T	T	T	T	T	T
Duplex Dwellings			S	S	S		S					
Dwelling Units for Watchmen & Caretakers located on the premises								P	P	P	P	P
Dwelling Units when business or office uses occupy the ground floor							P	P	P			
Farm Homestead	P											
Group Homes with 8 residents or less	P	P	P	P	P							
Group Homes with 9 residents or more unsupervised	S	S	S	S	S							
Home-Based Business		P	P	P	P		P					
Hotel						P		P	S			
Mobile Home Park							S					
Motel						P		P	S			
Multiple Family Dwellings			S	S	S		S					
Single Family Attached Dwellings			S	S	S		S					
Single Family Detached Dwellings	P	P	P	P	P		P					
Supportive Living Facility						S	S		S			
Two Family Dwelling			S	S	S		S					

11. RETAIL TRADE USES	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Adult-Use Cannabis Dispensing Organization						S	S		S	S		S
Antique/Collectables Shop						P		P	P			
Apparel Store						P		P	P			
Appliance Store Sales & Repair						P		P	P			
Army/Navy Surplus Store						P		P	P			
Art or School Supply Store						P		P	P			
Art Gallery						P		P	P			
Arts and Crafts Studios						P		P	P			
Bait Shop						P		P	P			

KEY: P = Permitted Use S = Special Use T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

ZONING DISTRICTS

11. RETAIL TRADE USES (cont.)	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Bicycles and Accessories Sales, Service, Rental						P		P	P			
Book Store						P		P	P			
Book Store, Adult											S	
Boutique						P		P	P			
Business Machine Sales/Service						P		P	P			
Camera & Photographic Sales, Supply Store						P		P	P			
Carpet, Rug, Linoleum Store/Showroom						P		P	P			
Catalog Sales						P		P	P			
China and Glassware Store						P		P	P			
Clothing & Formal Wear Rental Store						P		P	P			
Clothing Accessories Store						P		P	P			
Clothing Store						P		P	P			
Coin and Philatelic Stores						P		P	P			
Computer Sales, Service, Rental						P		P	P			
Costume Rental Store						P		P	P			
Department Store						P		P	P			
Drapery/Window Covering Store						P		P	P			
Drug Store						P		P	P			
Dry Cleaner						P		P	P			
Dry Goods Store						P		P	P			
Electronic Store						P		P	P			
Equipment Rental Store, excluding trucks and trailers						P		P	P	P	P	P
Equipment Rental Store, including trucks and trailers						S				P	P	P
Fabric Store						P		P	P			
Film and Film Developing Store/Services						P		P	P			
Flea Market						P		P	P			
Floor Covering Store						P		P	P			
Florist Shop						P		P	P			
Furniture Leasing Services						P		P	P	P	P	P
Furniture Store						P		P	P			
Furrier						P		P	P			
Garden Center	S					P			P			
Gift Shop						P		P	P			
Greeting Card and Stationary Store						P		P	P			
Guns and Ammunition						P		P	P			
Gun, Archery Range (Indoor)						P		P	P	P	P	P
Hardware Store						P		P	P			
Hobby Store						P		P	P			
Home Improvement Center						P		P	P			
Jewelry/Watch Sales/Repair Store						P		P	P			
Lawn Mower Repair, Sales						P		P	P			
Leather Goods Store						P		P	P			
Luggage Store						P		P	P			
Mail Order House						P		P	P			
Medical Cannabis Dispensary, only pursuant to State Statute, and State permit and license						S						
Membership organizations, enterprises						P		P	P			
News Stand						P		P	P			
Newspaper Distribution Station										P	P	P
Notions Store						P		P	P			
Office Supplies & Stationary Store						P		P	P			

KEY: P = Permitted Use S = Special Use T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

ZONING DISTRICTS

11. RETAIL TRADE USES (cont.)	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Optical Goods Store						P		P	P			
Paint Store						P		P	P			
Parcel Delivery Establishment						P		P	P			
Pet Shop						P		P	P			
Pharmacy						P		P	P			
Photography Studio						P		P	P			
Picture Framing Shop						P		P	P			
Radio & Television Sales/Repair/Rental						P		P	P			
Record Shop						P		P	P			
Resale Shop						P		P	P			
Sewing Supplies and Fabrics						P		P	P			
Shoe Store						P		P	P			
Shopping Centers						P						
Showroom, Display Room						P		P	P			
Specialty Clothing Store						P		P	P			
Sporting Goods Store						P		P	P			
Swimming Pool Sales and Service						P			P	P	P	P
Telephone Sales and Service Store						P		P	P			
Tobacco Store and Vape Shop										P		
Tombstone and Monument Sales										P	P	P
Tombstone and Monument Sales only, excluding stone-working, or exterior display/storage								P				
Toy Store						P		P	P			
Variety Store						P		P	P			
Video Sales, Rental						P		P	P			
Video Sales, Rental, Adult											S	
Any Retail Trade Use occupying 25,000 square feet or more						S		S	S	P	P	P

12. TRANSPORTATION, COMMUNICATION & UTILITY USES	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Adult-Use Cannabis Transporting Organization										S		S
Bus Charter Services Office/Dispatch						P		P	P			
Bus Charter Services Garage										P	P	P
Cartage Services										P	P	P
Commercial, Radio, Microwave Antenna Towers and Transmitters	S	S	S	S	S	S	S	S	S	S	S	S
Freight Forwarding Service										P	P	P
Livery Service Operator's Office/Dispatch						P		P	P	P	P	P
Livery Service Garage										P	P	P
Personal Wireless Communications Facilities on Municipal Property	P	P	P	P	P	P	P	P	P	P	P	P
Personal Wireless Communications Facilities not on Municipal Property	S	S	S	S	S	S	S	S	S	S	S	S
Radio & TV Broadcasting Studio						P	S	P	P	P	P	P
Recording Studios						P		P	P	P	P	P
Taxicab Operator Office w/garage										P	P	P
Taxicab Operator Offices						P	S	P	P	P	P	P
Taxicab Stand, not occupying any required off-street parking spaces						P		P	P			
Telegraph Office						P		P	P	P	P	P
Telephone Exchange, Answering Service						P	S	P	P	P	P	P
Ticket Office						P		P	P	P	P	P
Towing Service, with on-site vehicle impoundment						P		P	P	P	P	P
Towing Service, without on-site vehicle impoundment						P		P	P	P	P	P
Travel Agency						P	P	P	P			
Truck Terminal										P	P	P

KEY: P = Permitted Use S = Special Use T = Temporary Use

5.3.1. Table of Permitted Uses (continued)

13. WHOLESALE TRADE USES	ZONING DISTRICTS											
	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Appliance Goods										P	P	P
Beer, Wine, Distilled Alcoholic beverages										P	P	P
Beverages, Non-alcoholic										P	P	P
Electrical Goods										P	P	P
Furniture and Home Furnishings										P	P	P
Hardware, Plumbing, Heating Equipment and Supplies										P	P	P
Lumber and Other Construction Materials										P	P	P
Machinery and Equipment Supplies										P	P	P
Metal and Minerals, except Petroleum										P	P	P
Paper and Paper products										P	P	P
Professional and Commercial Equipment Supplies										P	P	P

14. MISCELLANEOUS USES	ZONING DISTRICTS											
	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Auditorium, Arena						S		S	S	S	S	S
Buildings, Structures exceeding 35 feet in height		S	S	S	S	S	S	S	S	S	S	S
Buildings, Structures exceeding 45 feet in height	S											
Cemetery	S	S	S	S								
Christmas Tree Sales	T	T	T	T	T	T	T	T	T	T	T	T
Churches, Other Places of Worship	S	S	P	P	P	P	P	S	S	S	P	S
Community Building		S	S	S	S	S	S	S	S	S	S	S
Composting Facilities	S											
Drive-up Facilities						S		S	S	S	S	S
Garage Sales, Estate Sales, Auctions, Sidewalk Sales	T	T	T	T	T	T	T	T	T	T	T	T
Hospital						S		S	S	S	S	S
Mausoleum, Crematorium, Columbarium	S	S	S	S								
Meeting Hall		S	S	S	S	S	S	S	S	S	S	S
Membership Clubs, Organizations, Enterprises (other than Sport and Recreation)								P	P	P	P	P
Museum		S	S	S	S	S	S	S	S	S	S	S
Parking Garage/Lot (Commercial)						P		P	P	P	P	P
Penal, correctional and other institutions necessitating restraint of juvenile inhabitants	S									S	S	S
Planned Development	S	S	S	S	S	S	S	S	S	S	S	S
Sanitarium	S	S	S	S	S							
Sanitary landfills	S											
Tents	T	T	T	T	T	T	T	T	T	T	T	T
Train Station						S		S	S	S	S	S

Article 5.4

PERFORMANCE STANDARDS

5.4.1. Purpose. The purpose of this Article is to establish regulations and standards for the installation and operation of non-residential uses based upon consideration of the objectionable characteristics of such uses and the zoning districts in which they are permitted. This section is also intended to prescribe the procedures and methods of measurement of the installation and operation characteristics of non-residential uses subject to such standards.

5.4.2. Hazardous Substances. Hazardous substances are defined by the U.S. Department of Transportation (USDOT) in the Code of Federal Regulations (CFR), Title 49, Parts 100 to 177 (October, 1983). Specific hazardous substances are assigned to categories in the Hazardous Materials Table, 49 CFR, Part 172.101. Hazardous substances that are not listed in the Hazardous Material Table are assigned to categories based on the definitions of the categories.

A. PROHIBITED USES INVOLVING HAZARDOUS SUBSTANCES. Certain substances pose a high risk to public health and safety and to the air, surface and groundwater resources of the City of Genoa. Potential harm from exposure to these substances can be reduced by prohibiting large quantities of hazardous materials and hazardous materials and hazardous wastes from occurring in the City. The following uses shall be prohibited in the City of Genoa:

1. Uses which use hazardous substances at the bulk plant quantity level;
2. Waste collection and transfer facilities, which involve hazardous substances;
3. Uses involving:
 - a. Asphaltic and petroleum-based coating and preserving materials;
 - b. Formulations of Chrome-Copper-Arsenate (CCC), pentachlorophenols (PENTA), creosote, and related chemicals;
 - c. Oils containing PCB's;
 - d. Used batteries, for recycling or processing; and,
 - e. Petroleum storage tanks, excluding retail gas stations and truck stops, and petroleum storage tanks for the exclusive use of on-site fleet vehicles;
4. Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals, but excluding uses which roll, draw, extrude, cast, forge, heat treat, electroplate, plate, anodize, or color ferrous and non-ferrous metals.
5. Agricultural application of halogenated volatile liquid organic pesticides, such as ethylene dibromide (EDB) and dibromo chloropropane (DBCP), related chemicals and their commercial formulations. Other fertilizers, plant growth retardants and pesticides are allowed if applied in accordance with State and Federal standards for accepted farming and horticultural practices.
6. Uses involving nuclear fuels, fissionable materials and products, and reactor elements such as Uranium 235 and Plutonium 239.

- B. **NONCONFORMING USES THAT INVOLVE HAZARDOUS SUBSTANCES.** Non-conforming uses are prohibited from increasing the quantities of hazardous substances produced for off-site use.
- C. **OTHER USES INVOLVING HAZARDOUS SUBSTANCES.** It is the intention of these regulations to allow hazardous substances in a manner consistent with the recommendations of the Genoa Comprehensive Plan and the purpose of the zoning districts in the City of Genoa while maintaining the safety and welfare of the general public and protecting the environment. Hazardous substances shall be permitted by on-site quality characteristics as defined herein and in Section 5.4.2(D).
- D. **TABLE OF PERMITTED ON-SITE CHARACTERISTICS OF HAZARDOUS SUBSTANCES BY ZONING DISTRICT.**

On-Site Quantity Characteristics	--	ZONING DISTRICTS											-
Hazardous Substance Category	--	AR	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Uses involving Class A or B explosives	BP												
	BU												
	PU												
	CC	S									S	S	S
Uses involving poison A or B, pyrophoric liquid	BP												
	BU	P									S	S	S
	PU	P									S	S	S
	CC	P	P	P	P	P	P	P	P	P	P	P	P
Uses involving corrosives, flammable gas or flammable liquid	BP												
	BU										S	S	S
	PU										P	P	P
	CC	P	P	P	P	P	P	P	P	P	P	P	P
Uses involving flammable solids, irritating non-flammable gas, ORM A, B or E, organic peroxide, or oxidizers	BP												
	BU	P									S	S	S
	PU	P									P	P	P
	CC	P	P	P	P	P	P	P	P	P	P	P	P
Uses involving combustible liquid	BP												
	BU	P					P	S	P	P	S	S	S
	PU	P					P	S	P	P	P	P	P
	CC	P	P	P	P	P	P		P	P	P	P	P

Where BP = Bulk Plant; BU = Bulk Use; PU = Package Use; CC = Consumer Commodity as defined herein

Where P = Permitted Use, and S = Special Use

NOTE: Hazardous Substance Categories are defined by USDOT in the Code of Federal Regulations (CFR), Title 49, Parts 100 to 177, October, 1983.

- E. **ON-SITE QUANTITY CHARACTERISTICS OF HAZARDOUS SUBSTANCES.**
 1. **BULK PLANT.** Hazardous substances at the bulk plant level are manufactured, collected, repackaged, stored, or distributed, but are generally not used on the site. Materials are stored in large, permanent tanks. Bulk plant quantities are larger than amounts transported in or any single shipment. Processors of hazardous substances will generally be at this level. Uses which produce hazardous substances as a by-product or accessory to another product are not in this category.
 2. **BULK USE.** Hazardous substances at the bulk use level are used or sold on site. The hazardous substances are incidental to the primary product or service of the use. Hazardous substances are transported to the site in an unpackaged form and are then transferred to the use’s storage tank by hose, pipeline, conveyor belt,

etc. On-site use of a portable tank such as rail car, tanker truck, or similar vehicle is considered to be at this quantity level. Use of containers over sixty (60) gallons in size is classified at this level.

3. PACKAGE USE. Hazardous substances at the package use level are stored in discrete containers of sixty (60) gallons or less which are handled individually or on pallets for purposes of transportation. Package materials are used or sold on site. Packages may include cylinders, drums, boxes, glass jars, etc.
 4. CONSUMER COMMODITIES. Consumer commodities are packaged and distributed in a form intended or suitable for sale through retail sale outlets for consumption by individuals for purposes of personal care or household use.
- F. FIRE PROTECTION DISTRICTS STANDARDS. In addition to these regulations, all storage or use of hazardous substances must be reviewed by the Genoa-Kingston Fire Protection District and must conform with all appropriate fire and building codes.

5.4.3. Fire and Explosion Hazards.

- A. The storage, utilization or manufacture of materials or products ranging from free or active burning to intense burning (as determined for liquids by a closed cup flash point of less than one hundred eighty-seven degrees Fahrenheit (187°F), but not less than one hundred five degrees Fahrenheit (105°F)) is permitted, providing the following conditions are met:
1. Said materials or products shall be stored, utilized or produced within completely enclosed buildings or structures having exterior walls of non-combustible construction, in accordance with the building code of the City.
 2. Buildings in which such materials or products are stored, utilized or produced shall be set back at least forty (40) feet from lot lines, or in lieu thereof, all such buildings or structures shall be protected throughout by an appropriate fire suppression system for products and materials stored in accordance with the Genoa Building Code and standards prescribed by the National Fire Protection Association (NFPA).
- B. The storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning (as determined for liquids by a closed cup flash point of not less than one hundred eighty-seven degrees Fahrenheit (187°F)) is permitted.
- C. The utilization in manufacturing processes of materials which produce flammable or explosive vapors or gases (as determined for liquids by a closed cup flash point of less than one hundred five degrees Fahrenheit (105°F)) shall be permitted in an Industrial District, provided that;
1. The final manufactured product does not itself have a closed cup flash point of less than one hundred eighty-seven degrees (187°F) Fahrenheit.
 2. The use and storage of such materials shall be in conformity with standards prescribed by the NFPA and with requirements of other ordinances of the City.
 3. The storage of said materials shall be prohibited above ground.
- D. Detonable materials shall not be stored within two hundred (200) feet of a lot line in any Industrial District, and not within one thousand (1,000) feet of any residential district.

5.4.4. Smoke and Particulate Matter. The emission of particulate matter from all sources within any lot containing more than five percent (5%) by weight of particles having a particle diameter larger than forty-four (44) microns is prohibited. Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Emission of particulate matter from such sources in excess of weight limitations specified herein is prohibited. The emission of smoke or particulate matter of a density equal to or greater than No. 3 on the Ringlemann Chart is prohibited at all times, except as otherwise provided herein.

- A. **SMOKE EMISSIONS.** In all districts the emission or more than twelve (12) smoke units per stack in any one hour period is prohibited. However, once during any six (6) hour period each stack shall be permitted up to twelve (12) additional units in a fifteen (15) minute period for soot blowing and fire cleaning. Only during fifteen (15) minute periods shall smoke of a density equal to, but not exceeding, No. 3 on the Ringlemann Chart be permitted, and then only for fire cleaning and for not more than four (4) minutes per period.
- B. **PARTICULATE MATTER EMISSION.** The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed 1.00 pounds per hour per acre in all Districts.
- C. **METHOD OF MEASUREMENT.**
 - 1. **SMOKE:** For the purpose of grading the density of emission of smoke, the Ringlemann Chart, published and used by the United States Bureau of Mines, shall be employed. For the purposes of determining smoke units, the Ringlemann density readings shall be made at least every minute during the period of observation. Each reading (Ringlemann number) shall be multiplied by the time in minutes for which it is observed, and the products added together to determine the total number of smoke units observed during the total period of observation.
 - 2. **PARTICULATE MATTER:** The total net rate of emission of particulate matter within the boundaries of any lot shall be determined as follows:

Determine the maximum emission in pounds per hours from each source of emission and divide this figure by the number of acres of lot area, thereby obtaining the hourly rate of emission in pounds per acre. Add together the individual rates of emission from all sources of emission within the boundaries of the lot. It is this total that shall not exceed the rate established in Section 5.4.4(B).

5.4.5. Odors. No continuous, frequent, or repetitive emission of odors or odor-causing substances that would be offensive beyond any property line of any industrial use shall be permitted. An odor emitted no more than fifteen (15) minutes in any one day shall not be deemed as continuous, frequent, or repetitive within the meaning of these regulations. The existence of an odor shall be presumed when analysis by a competent technician demonstrates that a discernible odor is being emitted. Any process involving the creation or emission of any odors shall be provided with a primary and a secondary safeguard system so that control will be maintained if the primary safeguard system fails. All land uses shall comply with the rules and regulations of the Illinois Pollution Control Board

5.4.6. Radiation Hazards. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in conformance with applicable regulations of the Atomic Energy Commission, and the applicable regulations of any instrumentality of the State of Illinois.

5.4.7. Vibration. Steady-state vibrations, for the purpose of this Article, are vibrations that are continuous or vibrations in discrete pulses more frequent than one hundred (100) per minute. Discrete pulses that do not exceed one hundred (100) impulses per minute shall not cause displacement in excess of twice the values established in Table 5.4.7(A)1 below. Impact vibrations shall mean vibrations occurring in discrete pulses separated by an interval of at least one minute and numbering no more than eight (8) per each twenty-four (24) hour period.

A. **PERMITTED VIBRATION DISPLACEMENTS.** At no point on or beyond the boundary of any lot shall the ground-transmitted steady-state or impact vibration caused by any use or activity (except those not directly under the control of the property user) exceed the limits as established in Tables 5.4.7 (A)1 and 5.4.7 (A)2 below for the various industrial zones and for any industrial zone boundary abutting a residential zone.

TABLE 5.4.7(A)1. MAXIMUM PERMITTED STEADY-STATE VIBRATION DISPLACEMENT (INCHES)

<i>Frequency (Cycles per Second)</i>	<i>Commercial Districts</i>	<i>Industrial District</i>	<i>Abutting any Residential District</i>
Less than 10	.0008	.0020	.0004
10-19	.0005	.0010	.0002
20-29	.0003	.0006	.0001
30-39	.0002	.0004	.0001
40-49	.0001	.0003	.0001
50 and over	.0001	.0002	.0001

TABLE 5.4.7(A)2. MAXIMUM PERMITTED IMPACT VIBRATION DISPLACEMENT (INCHES)

<i>Frequency (Cycles per Second)</i>	<i>Commercial Districts</i>	<i>Industrial Districts</i>	<i>Abutting any Residential District</i>
Less than 10	.0016	.0100	.0006
10-19	.0010	.0050	.0003
20-29	.0006	.0030	.0002
30-39	.0004	.0020	.0001
40-49	.0002	.0015	.0001
50 and over	.0002	.0010	.0001

B. **METHOD OF MEASUREMENT.** For the purpose of measuring vibrations, a three-component measuring system shall be used. A three-component measuring system denotes instrumentation that can measure earthborne vibrations in three directions each of which occurs at right angles to the other two.

5.4.8. Glare and Heat. Every use and activity shall be so operated that it does not emit heat or heated air beyond the boundary of the lot on which it is located. This restriction shall not apply to signs otherwise permitted by the provisions of this Chapter or applicable Ordinances, nor to activities of a temporary or of any emergency nature. (Ord. 2006-4a, 02-21-2006)

5.4.9. Electromagnetic Interference. There shall be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or than does not conform to the regulations of the Federal Communications Commission.

5.4.10. Sources of Illumination. Sources of illumination and their standards or fixtures shall be governed by height or by shielding so that any direct or reflected light source of the lot on which the light source is located and based on foot candle measurements at ground level shall not be permitted to cause light or glare in excess of .10 (1/10th) foot candle to:

- A. Fall more than five (5) feet beyond any lot line abutting platted streets, alleys, right-of-ways, detention basins, commercial or industrial properties;
- B. or emanate beyond the lot line abutting residential properties.

5.4.11. Industrial Wastewater Disposal. Industrial wastewater is herein defined as the wastewater resulting from production, or resulting from the washing of equipment and vehicles, or resulting from similar activities. All industrial wastewater disposal must be approved by the City Engineer prior to issuance of a Zoning Certificate. Industrial wastewater shall be disposed into a sanitary sewer unless an alternative disposal is approved by the City Engineer. The engineer may require pretreatment. A sampling manhole and industrial wastewater discharge permit may be required. Sanitary and industrial wastewater quality must meet requirements of the City Engineer.

5.4.12. Storm Water Disposal. All storm water, groundwater, and run-off from the watering of landscaping must be discharged into an adequate watercourse, water body, storm sewer or into an approved on-site disposal system. Storm water and groundwater disposal methods and the determination of the adequacy of the receiving systems require the approval of the City Engineer prior to issuance of a zoning certification.

5.4.13. Noise. The maximum permissible sound pressure levels at specified points of measurements for noise radiated continuously from any use in the following zoning districts shall not exceed the level provided in Table 5.4.13(A).

TABLE 5.4.13(A). MAXIMUM SOUND PRESSURE LEVELS (DECIBELS)

Octave Band Center Frequency (<i>Hertz</i>)	All		Commercial		Industrial	
	Residential		Districts		Districts	
	<i>Night</i>	<i>Day</i>	<i>Night</i>	<i>Day</i>	<i>Night</i>	<i>Day</i>
31.5	63	68	72	77	79	84
63	61	66	71	76	78	83
125	55	60	65	70	72	77
250	47	52	57	62	64	69
500	40	45	51	56	58	63
1000	35	40	45	50	52	57
2000	30	35	39	44	46	51
4000	25	30	34	30	41	46
8000	25	30	32	37	39	44
A-wt. level (db), for monitoring purposes only	45	50	55	60	62	67

- B. CORRECTIONS. If the noise is not smooth and continuous, one or more of the following corrections shall be added or subtracted from each of the decibel levels given above:

Type of operation or character of noise	Correction (db)
Noise source operates less than twenty percent (20%) of time	+5*
Noise source operates less than five percent (5%) of time	+10*
Noise source operates less than one percent (1%) of time	+15*
Noise of impulsive character (hammering, etc.)	-5
Noise of periodic character (hum, screech, etc.)	-5

* apply one of these corrections only

- C. Noise of intermittent nature that cannot be measured shall be controlled so as not to become a nuisance to adjacent uses. Night is defined as the period between 9:00 p.m. and the following 7:00 am, and shall apply during all hours on Sundays.

- D. **METHOD OF MEASUREMENT.** Measurement is to be made at the nearest lot line of any adjacent lot within the same use district or at the nearest boundary other than the use district within which the noise source is located, or at any point along such lot lines or district boundaries where the noise level may be higher. The sound levels shall be measured with a sound level meter and associated octave band filter as prescribed by the American Standards Association.
- E. Nothing in this section is intended to restrict the temporary use of equipment during the construction or maintenance of buildings, grounds, or utilities within any zoning district, nor shall they apply to noises not directly under the control of the property user, such as noise from warning signals and devices, noises of railroads and trucking equipment, aircraft, refuse collection, and domestic power tools.

5.4.14. Certificate of Compliance.

- A. No use permitted in any manufacturing district shall be issued a zoning certificate until a certified statement has been signed by a qualified professional engineer and a responsible agent for the proposed use stating that all provisions of the performance standards set forth in this Article will be met.
- B. No use permitted in any manufacturing district shall be issued a certificate of compliance until all provisions of this Ordinance have been complied with and tests on operating equipment made under normal operating conditions have been performed indicating full compliance with all performance standards. Such statement shall be certified and signed by a qualified professional engineer and a responsible agent for the operating use.

5.4.15. Enforcement. The Development Administrator shall enforce the provisions of this Section. Upon confirmation of a violation, enforcement and penalty provisions of Article 2.7 shall prevail. In addition, the Development Administrator may require of the offending business or industry the installation, maintenance, and operation of continuous measuring or recording instruments to demonstrate the operation and to ensure continuous compliance with the prescribed standards.

5.4.16. Violations. Established uses found to be in noncompliance will be liable for inspection fees and costs as well as penalties imposed by a court. In the event no due cause is found, the challenger will be liable for the fees and costs.