

Non-Residential and Mixed Use District

Adopted: Dated: March 19, 2015

Prime Dates April 10, 2015

The B-1 district accommodates small-scale office, retail, and service uses compatible with adjacent residential neighborhoods. Development within this district is served by public-sanitary sewers and water services. The B-2 district is intended for various development for commercial uses, and for small portions of areas planned for neighborhood development, within the Comprehensive Plan. (pennacorn district B-2 Neighborhood Convenience Retail and Service)

Primary Use:

- Mixed Use Dwelling Unit
- Community Garden
- Passive Outdoor Public Recreation
- Indoor Institutional-General
- Public Service or Utility

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Family Day Care Home (4-6 children)
- Grouping Category
- Grouping Provided On-site Recreation or Child Care
- Small Employer Communication Device

- **Office**
- **Personal or Professional Services**
- **Accidents/Disasters**
- **Group Day Care Center**
- **Indoor Sales or Service**
- **Geothermal Energy System**
- **Small Wind Energy System**
- **Small Solar Energy System**
- **Private Lake/Pool**
- **Domestic Drop-off Bunk or Sleeping Machine**

Primary Uses

- Two Family Residential
- Townhouses
- Multi-family (2-8 unit/apartment)
- Multi-family (3+ units/apartment)
- Active Outdoor Public Recreation
- Indoor Institutional/Recreational
- Outdoor Institutional
- Institutional/Residential
- Community Living Arrangement (2-8 residents)
- Community Living Arrangement (9-15 residents)
- Community Living Arrangement (16+ residents)
- Outdoor Display
- Drive-In or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Bed and Breakfast
- Commercial Indoor Landmark
- Tourist/Recreation House
- Manufacturing/Production Facility
- Office Parking
- Communications Tower

- Home Occupation
- Residential Business
- Accessory Dwelling Unit
- Mutual Funder
- Outdoor Alcohol Area
- Large Outdoor Consumption Device
- Vehicle Courts or Trunk

- Temporary Outdoor Sales
- Director Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Mail/Telex Sales Office
- Temporary Portable Storage Container
- Temporary Shelter

Definitions

Permitted Uses: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Uses: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Uses: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Maintenance Log Site	Maintenance Log Worksheet	Maintenance Profile	Maintenance Landscaping	Max Floor Area Ratio (FAR)
20,900 ft ²	80	Street Frontage (ft)	Surface Retention (%)	0.5

Please use both the structural/paving or underground parking.

[illegible]

For the purpose of this study, the following definitions were used: *Primary prevention* refers to the prevention of disease in the population at large, *secondary prevention* refers to the early diagnosis and treatment of disease in order to prevent complications, and *tertiary prevention* refers to the management of disease in order to prevent disability and death. The study was approved by the Human Subjects Review Board of the University of Illinois at Chicago.

On-Building	Freestanding	Maximum Number of Signs
<p>Type: Wall Sign, Awning or Projecting</p> <p>Max Area: 50 sq ft or 1 sq yard (max. foot of frontage), whichever is less per signable wall.</p>	<p>Type: Monument or Army Post</p> <p>Max Area: 48 sq ft</p> <p>Max Height: 8 ft</p>	<p>One On-Building sign per signable wall per business.</p> <p>One Freestanding sign per lot with setback equaling the height of the sign or less than 30 ft.</p>

If any discrepancies between this document and Chapter 94 of the Municipal Code (Zoning Code) occur, the language of Chapter 94 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 94 of the Municipal Code.

Sec 94.3.05 Allowable Uses In Non-Residential And Mixed Use Zoning Districts**Figure 3.05: Allowable Uses in Non-Residential and Mixed Use Zoning Districts**

P = Permitted Use C = Conditional Use T = Temporary Use P/C = Use allowance varies-see Sec. 94.4.0# Empty Cell = Prohibited Use								
Land Use Category (#) Land Use Type	Zoning District (see key at end of figure)							
	INT	B-1	B-2	B-3	BP	LI	GI	RM
Residential Land Uses (see Section 94.4.02 for descriptions and standards for each land use)								
(1) Single-Family Detached Residence								P
(2) Two-Family Residence		C						
(3) Multi-Family Residence		C			C			
(4) Manufactured Home Community								
(5) Mixed Use Dwelling Unit		P	P	C				
Agricultural Land Uses (see Section 94.4.03 for descriptions and standards for each land use)								
(1) Agricultural Use								P/C
(2) Agricultural-Related Use			C	P	C	P	P	P/C
(3) Community Garden	P	P	P	P	C	C	C	P
(4) On-site Agricultural Retail								P
Institutional and Recreational Land Uses (see Section 94.4.04 for descriptions/standards for each use)								
(1) Passive Outdoor Public Recreation	P	P	P	P	P	P	P	P
(2) Active Outdoor Public Recreation	P	C	P	P	P	P	P	P
(3) Indoor Institutional—General	P	P	P	P		C	C	C
(4) Indoor Institutional—Intensive	P	C	C	P				
(5) Outdoor Institutional	P	C	C	C	C	C	C	C
(6) Public Service or Utility	P	P	P	P	P	P	P	P
(7) Institutional Residential	P	C	C	C	C	C	C	
(8) Community Living Arrangement (1-8)		C						P
(9) Community Living Arrangement (9-15)	C	C	C		C			C
(10) Community Living Arrangement (16+)	P	C	C		C			
Commercial Land Uses (see Section 94.4.05 for descriptions and standards for each land use)								
(1) Office	C	P	P	P	P	P	P	C
(2) Personal or Professional Service		P	P	P	P	P	P	
(3) Artisan Studio		P	P	P	C	C		C
(4) Group Day Care Center	P	P	P	P	C	C		C

Accessory and Miscellaneous Land Uses (see Section 94.4.09 for descriptions/standards for each use)

(1) Detached Accessory Structure (For Non-Residential Use)	P	P	P	P	P	P	P	P
(2) Detached Accessory Structure (For Residential Use)		P						P
(3) Family Day Care Home (4-8 children)		P	P					P
(4) Intermediate Day Care Home (9-15 children)								C
(5) Home Occupation		C						P
(6) Residential Business		C						C
(7) In-Home Suite								P
(8) Accessory Dwelling Unit		C	C	C				C
(9) Animal Fancier		C	C					P
(10) Keeping of Farm Animals on Residential Lots and School Sites	C							P
(11) Company Cafeteria	P	P	P	P	P	P	P	
(12) Company Provided On-site Amenities	P	P	P	P	P	P	P	
(13) Indoor Sales Incidental to Storage or Light Industrial Land Use				P	P	P	P	C
(14) Light Industrial Activities Incidental to Indoor Sales or Services				P	C	C		
(15) Outdoor Display Incidental to Indoor Sales or Services			P	P	C	C		
(16) Outdoor Alcohol Area	P/C	P/C	P/C	P/C	P/C			P/C
(17) Small Exterior Communication Device	P	P	P	P	P	P	P	P
(18) Large Exterior Communication Device	C	C	P	P	P	P	P	C
(19) Geothermal Energy System (GES)	P	P	P	P	P	P	P	P
(20) Small Wind Energy System	P	P	P	P	P	P	P	P
(21) Small Solar Energy System	P	P	P	P	P	P	P	P
(22) Outdoor Solid Fuel Furnace				C		P	P	P
(23) Private Lake (Pond)	P	P	P	P	P	P	P	P
(24) Vehicle Course or Track	C	C	C	C				P
(25) Donation Drop-Off Box or Vending Machine	P	P	P	P	C	P	P	

Temporary Land Uses (see Section 94.4.10 for descriptions and standards for each land use)

(1) Temporary Outdoor Sales	T	T	T	T	T	T	T	T
(2) Garage, Yard, Estate, and In-Home Sales								T
(3) Outdoor Assembly or Special Event	T	T	T	T	T	T	T	T
(4) Contractor's Project Office	T	T	T	T	T	T	T	T
(5) Contractor's On-Site Equipment Storage Facility	T	T	T	T	T	T	T	T
(6) Relocatable Building	T	T	T	T	T	T	T	T
(7) On-Site Real Estate Sales Office		T	T	T	T	T	T	

(8) Seasonal Outdoor Sales of Farm Products	T		T	T				T
(9) Temporary Portable Storage Container	T	T	T	T	T	T	T	T
(10) Temporary Shelter	T	T	T	T	T	T	T	T
(11) Temporary Agricultural Structure								T
(12) Temporary Unscreened Outdoor Storage Accessory to Industrial Use				T		T	T	
(13) Temporary Sales by Mobile Food Vendors	T	T	T	T	T	T	T	T
(14) Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations	T/C	T/C	T/C	T/C	T/C	T/C	T/C	T/C

Key to Zoning Districts:

INT = Institutional

B-1 = Neighborhood Business

B-2 = Highway Business

B-3 = General Business

BP = Business Park

LI = Limited Industrial

GI = General Industrial

RM = Rural Mix

HISTORY

 Amended by Ord. 16-021 on 4/20/2016

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