

Table for Section 13-1-48.

Key for Land Use Matrix

Table of potential uses: The Table of Potential Uses is adopted as part of this Ordinance. This table establishes the level of review that is required for the potential redevelopment or conversion of existing land uses within a given zoning district. All applications requiring a building permit within the B-1, B-2, B-3 or B-4 zoning district shall also comply with the provisions of Sec. 13-1-174. Levels of review include:

1. (A) Allowed by Right: This land use is not regulated by the Village; a permit is not required.
2. (P) Permitted Use: This land use may be authorized by a building permit and/or building inspector.
3. (PA) Permitted Accessory Use: This land use may be authorized by a building permit if the required primary use is also present.
4. (S) Site Plan Review: This land use may be authorized through a site plan review.
5. (C) Conditional Use: This land use may be authorized by a conditional use permit.
- (X) Prohibited Use: This land use is not allowed.

(A) Allowed by Right; (P) Permitted Use; (PA) Permitted Accessory Use; (S) Site Plan Review; (C) Conditional Use; (X) Prohibited Use.

AGRICULTURAL LAND USES	B-1 Central Business District	B-2 Shopping Center District	B-3 Highway Business District	B-4 Neighborhood Business District	Business Use Area (Square Feet)	Corresponding Land Use Definitions
Cultivation	A	A	A	A		13-1-48(b)(1)
Husbandry	X	X	X	X		13-1-48(b)(2)
RESIDENTIAL LAND USES						
Single Family Residence	PA	X	P	P		13-1-48(b)(2)i
Two Family Residence	PA	X	X	X		13-1-48(b)(2)ii
Multiple Family Residence	PA	X	X	X		13-1-48(b)(2)iii
Customary Residential Accessory Structure	PA	PA	PA	PA		13-1-48(b)(2)iv
Substantial Residential Accessory Structure	C	C	C	C		13-1-48(b)(2)v
Home Professional Service (permitted)	C	X	C	C		13-1-48(b)(2)vi
Family Day Care Home	X	C	C	C		13-1-48(b)(2)vii
COMMERCIAL LAND USES (GENERAL)						
Personal or Professional Service (state licensed)	S	S	S	S	< 5,000	13-1-48(b)(3)i
Personal or Professional Service (non-state licensed)	S	S	S	S	< 5,000	13-1-48(b)(3)ii
Personal or Professional Service (other)	C	C	C	X	> 5,000	13-1-48(b)(3)iii
Indoor Sales and Service	S	S	S	P	< 2,000	13-1-48(b)(3)iv
Medium Indoor Sales and Service	S	S	S	X	2,000 to 20,000	13-1-48(b)(3)v
Large Indoor Sales and Service	S	S	C	X	> 20,000	13-1-48(b)(3)vi
Short Term Outdoor Display, Sales and Green House	P	P	P	X		13-1-48(b)(3)vii
Long Term Outdoor Display, Sales and Green House	C	S	S	X		13-1-48(b)(3)viii
Indoor Maintenance Service	X	S	S	C		13-1-48(b)(3)ix ^A
Outdoor Maintenance Service	X	C	C	X		13-1-48(b)(3)x
In-Vehicle Sales and Service	C	C	C	X		13-1-48(b)(3)xi
Light Industrial Accessory Activity as an Accessory to Retail Sales or Service	X	C	C	X		13-1-48(b)(3)xii
Indoor Commercial Entertainment and Services	S	S	S	C		13-1-48(b)(3)xiii
Outdoor Commercial Entertainment and Services	X	X	C	X		13-1-48(b)(3)xiv
Commercial Indoor Lodging	C	X	C	X		13-1-48(b)(3)xv
Bed and Breakfast Establishment	C	X	X	C		13-1-48(b)(3)xvi ^J
Child Day Care Center	X	C	C	C		13-1-48(b)(3)xvii
Commercial Animal Boarding	X	C	C	X		13-1-48(b)(3)xviii
Outdoor Storage or Wholesaling	X	X	X	X		13-1-48(b)(3)xix
Indoor Storage and Wholesaling Activity as an Accessory to Retail Sales and Service	X	C	C	C		13-1-48(b)(3)xx
On-Premise Sign	P	P	P	X [*]	< or = 32	13-1-48(b)(3)xxi
On-Site Parking Lot	SP	SP	SP	SX	> 32	13-1-48(b)(3)xxii

(A) Allowed by Right; (P) Permitted Use; (PA) Permitted Accessory Use; (S) Site Plan Review; (C) Conditional Use; (X) Prohibited Use

	B-1 Central Business District	B-2 Shopping Center District	B-3 Highway Business District	B-4 Neighborhood Business District	Business Use Area (Square Feet)	Corresponding Land Use Definitions
Off-Site Parking Lot	C	C	C	X		13-1-48(b)3)xxiii
Retail Food (Neighborhood)	P	P	P	C	< 2,000	13-1-48(b)3)xxiv
Retail Food (Small)	P	P	P	X	2,000 to 20,000	13-1-48(b)3)xxv
Retail Food (Medium)	C	P	P	X	20,000 to 50,000	13-1-48(b)3)xxvi
Retail Food (Large)	X	C	C	X	> 50,000	13-1-48(b)3)xxvii
Residential Quarters	PA	PA	PA	PA	> 864	13-1-48(b)3)xxviii
Residential Efficiency	PA	X	PA	X	> 864	13-1-48(b)3)xxix
Public and Private Transportation Depot	C	C	C	X		13-1-48(b)3)xxx
Garages (for storage of vehicles used in conjunction with operation of business or for occupants of the premises)	PA	PA	PA	PA		13-1-48(b)3)xxxi
Solar Collectors as Accessory Structures	C	C	C	X		13-1-48(b)3)xxxii
Satellite Dish Antennas < 24" (located on roof of principal structure or backyard)	PA	PA	PA	PA		13-1-48(b)3)xxxiii
Roof-Mounted Solar Collectors	PA	X	PA	P		13-1-48(b)3)xxxiv

COMMERCIAL LAND USES (SPECIFIC)

Boat Storage (more than 1)	X	X	C	X		13-1-48(b)3)x
Auto, Aircraft and Marine Sales, Service and Accessory	C	C	C	X	Based on Land Use Definition	13-1-48(b)3)ii, iii, iv, xviii
Gas Service Stations	C	C	C	X		13-1-48(b)3)xix, x, xi
Building Supply/Hardware Stores	C	C	C	X	Based on Land Use Definition	13-1-48(b)3) iv, v, vi, xviii
Banks, Savings and Loan Associations and Other Financial Institutions	C	C	C	X		13-1-48(b)3) i, xi
Barber Shops and Beauty Salons	P	P	C	C		13-1-48(b)3) i
Bars and Taverns	C	C	C	X		13-1-48(b)3)xiii
Bowling Alleys	C	C	X	X		13-1-48(b)3)xiii
Packaged Beverage Stores	C	C	C	X		13-1-48(b)3)iv, v, vi
Antique Collectors and Craft Stores	P	P	P	C		13-1-48(b)3)iv, v, vi
Service Laundries and Dry Cleaning Establishments	C	C	X	X		13-1-48(b)3)iv, v, vi

OUTDOOR RECREATIONAL LAND USES

Outdoor Public Recreation	X	X	C	X		13-1-48(b)4)i
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INSTITUTIONAL LAND USES

Community Living Arrangement (per state statute)	X	X	C	C		13-1-48(b)5)i
Minor Institutional	X	X	C	X		13-1-48(b)5)ii
Major Indoor Institutional	S	S	S	S		13-1-48(b)5)iii
Major Outdoor Institutional	C	C	C	C		13-1-48(b)5)iv
Public Service and Utility	C	C	C	C		13-1-48(b)5)v