

## ARTICLE 8. USES

- 8.0 GENERAL USE PERMISSION
- 8.1 USE MATRIX
- 8.2 PRINCIPAL USE STANDARDS
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### 8.0 GENERAL USE PERMISSION

No structure or land may be used or occupied except in conformity with the regulations for the zoning district in which it is located.

### 8.1 USE MATRIX

- a. Table 8-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. P indicates that the use is permitted in the zone. S indicates that the use is a special use in the zone and requires a special use permit in accordance with Section 16.0. If a cell is blank, the use is not allowed in the district. In the case of temporary uses, a P indicates the temporary use is allowed in the district but requires approval of a temporary use permit in accordance with Section 16.4.
- b. The following footnotes apply as follows:
  - (1) Footnote 1: Use allowed, as permitted or special, only when secondary to a larger office and/or industrial development, and integrated into the larger development to serve the employees and visitors. Such uses may be freestanding structures within the campus but must be integrated into the development as a whole, including pedestrian and vehicle circulation systems.
  - (2) Footnote 2: Wireless telecommunications is only a permitted when the application is for a wireless telecommunications antenna designed as and meeting the requirements of antenna stealth design. Such wireless telecommunications antenna requires site plan review approval.

Table 8-1: Use Matrix

Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
<b>Residential</b>																			
Age-Restricted Housing					P	P				S									Sec. 8.2.11
Community Residence – Small (6 or Fewer Residents)	P	P	P	P	P	P													Sec. 8.2.6
Community Residence – Large (7 or More Residential)					P	P													Sec. 8.2.6
Dwelling – Single-Family	P	P	P	P	P	S				P									Sec. 8.2.10
Dwelling – Two-Family				P	P	S				P									Sec. 8.2.10
Dwelling – Townhouse					P	P				S									Sec. 8.2.11
Dwelling – Multi-Family					P	P				S									Sec. 8.2.11
Dwelling – Above the Ground Floor							P	P	P	P									
Residential Care Facility	S	S	S	S	S	S	S	S	S	S									Sec. 8.2.27
<b>Agricultural</b>																			
Agriculture	P																		
Stable – Commercial	S																		
<b>Public</b>																			
Camp																		P	Sec. 8.2.4
Cemetery	S																		P
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cultural Facility	P	P	P	P	P	P	P	P	P	P		P							P
Educational Facility – Primary or Secondary (No Boarding)	P	P	P	P	P	P													P
Educational Facility – Primary or Secondary (Boarding)	S	S	S	S	S	S													P
Educational Facility – University	S	S	S	S	S	S							S	P					P
Educational Facility – Vocational								S	P			S	P	P	P	S			
Emergency Shelter									S										S
Forest Preserve	P	P	P	P	P	P													P
Government Office	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P							P
Public Safety Facility	S	S	S	S	S	S	S	S	P	S	P	P	S	S	S	S	S	S	P
Public Works Facility	S							S	P				S	S	S	S	S	S	P
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
<b>Retail</b>																			
Adult Use																S	S		Sec. 8.2.1
Art Gallery							P	P	P	S		P							
Bar								S	S										
Farm Stand							P	P	P	S									
Gas Station								P	P			P			S				Sec. 8.2.13

Table 8-1: Use Matrix																			
Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Greenhouse/Nursery - Retail								S	P						P				Sec. 8.2.14
Gun/Firearm Shop - Retail								S	S			S							Sec. 8.2.15
Heavy Retail, Rental and Service								S	P			S			P				Sec. 8.2.14
Outdoor Dining							P	P	P	S		P	P	P	P				Sec. 8.2.23
Outdoor Market								S	S									P	Sec. 8.2.24
Pawn Shop								S	P										
Restaurant							P	P	P	S		P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>				
Retail Goods Establishment							P	P	P	S		P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>				
Retail Sales of Alcohol								P	P			P							
Specialty Food Service							P	P	P	S		P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>				
Vehicle Dealership – Fully Enclosed								P	P			P			P	P			Sec. 8.2.30
Vehicle Dealership – With Outdoor Storage and Display								S	S			S			S	S			Sec. 8.2.30
<b>Service</b>																			
Animal Care Facility							S	P	P						P	P			Sec. 8.2.2
Arts Studio							P	P	P	S		P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>				
Body Modification Establishment								S	S										Sec. 8.2.3
Car Wash								S	S			S			S				Sec. 8.2.5
Day Care Home	P	P	P	P	P	P													Sec. 8.2.8
Day Care Center							S	P	S	S		P	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>				Sec. 8.2.9
Drive-Up Automated Teller Machine - Freestanding								P	P		P	P	P	P	P				Sec. 8.2.12
Funeral Home							S	P	P	S									
Hotel/Motel								P	P		P	P	S	S					
Massage Service Establishment								S				S	S <sup>1</sup>	S <sup>1</sup>					Sec. 8.2.20
Passenger Terminal								S	P										
Personal Service Establishment							P	P	P	S		P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>				
Reception Facility								P	P			P							Sec. 8.2.26
Self-Storage Facility									P						P				
Vehicle Rental								S	P			P			P				Sec. 8.2.32
Vehicle Repair/Service – Minor								P	P			S			P	P			Sec. 8.2.33
Vehicle Repair/Service – Major									S						P	P	P		Sec. 8.2.33
<b>Recreation/Social/Assembly</b>																			
Amusement Theme Park											P								
Country Club	S																	P	
Golf Course/Driving Range	S								P									P	
Live Performance Venue								S	S		P	P						P	
Lodge/Meeting Hall							S	S	S	S		P			P <sup>1</sup>	P <sup>1</sup>			Sec. 8.2.19
Place of Worship	P	P	P	P	P	P	S	S	S	S								P	
<b>Recreation, Indoor</b>																			
Recreation, Shooting Range (indoor)							P	P	P			P			P	P			Sec. 8.2.29

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Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Recreation, Indoor – Not-for-Profit	S	S	S	S	S	S	S	S	P			P						P	
Recreation, Shooting Range (indoor)																		P	Sec. 8.2.29
Recreation, Outdoor (shooting ranges prohibited)								S	S										
Recreation, Outdoor - Not-for-Profit (shooting ranges prohibited)	P	P	P	P	P	P		S	P									P	
<b>Office</b>																			
Financial Institution							P	P	P	S		P	P	P	P				
Office							P	P	P	S		P	P	P	P	P			
Industrial Design													P	P	P				
Research and Development (R&D)													P	P	P	P	P		
<b>Medical</b>																			
Hospital								S	S					S				P	
Medical Marijuana Cultivation Center															S	S	S		Sec. 8.2.21
Medical Marijuana Dispensary								S	S			S			S	S	S		Sec. 8.2.22
Medical/Dental Clinic – With Dispensary								S	S			S	S	S	S	S	S		Sec. 8.2.22
Medical/Dental Clinic – Without Dispensary							P	P	P	S		P	P	P					
<b>Industrial</b>																			
Contractor Storage Yard									S						P	P	P		Sec. 8.2.7
Industrial – Light															P	P	P		Sec. 8.2.7
Industrial – General																P	P		Sec. 8.2.7
Industrial – Heavy																	P		Sec. 8.2.7
Kennel									S						P			P	Sec. 8.2.17
Landscape Business									S						P	P			Sec. 8.2.18
Micro-Brewery								S	S			S		S	P	P	P		
Micro-Distillery								S	S			S		S	P	P	P		
Micro-Winery								S	S			S		S	P	P	P		
Storage Yard (Outdoor)									S						S	P	P		Sec. 8.2.7
Salvage Yard																S	S		Sec. 8.2.28
Vehicle Operation Facility – Fully Enclosed									P						P	P		P	Sec. 8.2.31
Vehicle Operation Facility - With Outdoor Storage									S						S	S		S	Sec. 8.2.31
Warehouse									S				S	S	P	P	P		
Wholesale Establishment									S						P	P	P		
<b>Transportation</b>																			
Drive-Through Facility							S	P	P	S		P	P	P	P				Sec. 8.2.12
Helipad													S	S	S	S	S	S	Sec. 8.2.16
Heliport															S	S	S	S	Sec. 8.2.16

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Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Parking Lot (Principal Use)							S	S	S		S	S						P	Sec. 8.2.25
Parking Structure (Principal Use)							S	S	S		S	S						P	Sec. 8.2.25
<b>Other</b>																			
Broadcasting Facility – TV/Radio (With Antenna)									P				S	P	P				
Broadcasting Facility – TV/Radio (Without Antenna)							P	P	P	S		P	P	P	P	P	P		
Planned Unit Development	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S		
Wireless Telecommunications	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	P <sup>2</sup> ,S	Sec. 8.2.34
<b>Temporary Uses</b>																			
Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Farmers' Market	P	P	P	P	P	P	P	P	P	P		P						P	Sec. 8.3.1
Garage/Yard Sale	P	P	P	P	P	P													Sec. 8.3.2
Real Estate Sales Office/Model Unit	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	Sec. 8.3.3
Temporary Contractor's Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.4
Temporary Dumpster	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.5
Temporary Mobile Sales							P	P	P	P		P	P	P	P	P	P	P	Sec. 8.3.6
Temporary Outdoor Entertainment/Promotional Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	Sec. 8.3.7
Temporary Outdoor Sales	P	P	P	P	P	P	P	P	P	P		P	P	P	P			P	Sec. 8.3.8
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.9