

THE VILLAGE OF LANSING
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 23-032

**AN ORDINANCE OF THE VILLAGE OF LANSING, COOK COUNTY, ILLINOIS,
AMENDING CHAPTER 56 OF THE VILLAGE OF LANSING CODE OF ORDINANCES
REGARDING ZONING PROCEDURES, USES, AND REGULATIONS**

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WHEREAS, the Village of Lansing, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village President and the Board of Trustees of the Village of Lansing (the “*Corporate Authorities*”) have heretofore exercised the power conferred on them pursuant to their Home Rule Powers as well as Chapter 11-31-1, *et seq.*, of the Illinois Municipal Code by adopting Chapter 56 of the Lansing Code of Ordinances (the “*Lansing Code*”), entitled the Lansing Zoning Ordinance (the “*Zoning Ordinance*”); and

WHEREAS, two text amendment applications have been submitted by the Village (the “*Applications*”) requesting amendments to Chapter 56 of the Lansing Code regarding procedures, uses, and regulations within the Zoning Ordinance (the “*Proposed Amendments*”); and

WHEREAS, notices of Public Hearings (the “*Notices*”) with respect to the Applications and the Proposed Amendments sought by the Village were published and posted as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, the Planning and Zoning Board of Appeals (the “*PZBA*”) held public hearings on May 24, 2023 and June 28, 2023 (the “*Public Hearings*”) as to whether the Proposed Amendments should be approved, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, at the conclusion of the Public Hearings, the PZBA voted to recommend

approval of the Proposed Amendments, and the PZBA then forwarded its findings of fact and recommendation to the Corporate Authorities; and

WHEREAS, the Corporate Authorities have duly considered the PZBA’s findings of fact and recommendation along with the Applications themselves and all other relevant materials and have determined that approval of the Proposed Amendments is consistent with the Zoning Ordinance; and

WHEREAS, the Corporate Authorities deem it advisable and in the best interest of the health, safety and welfare of the residents of the Village to grant the Proposed Amendments and amend the Lansing Code as provided herein.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lansing, Cook County, Illinois, by and through its Home Rule Powers, as follows:

Section 1. The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Village President and Board of Trustees hereby adopt by reference the findings of fact of the Planning and Zoning Board of Appeals as findings of the Village President and the Board of Trustees as if completely set forth herein.

Section 3. The Village President and the Board of Trustees find and determine that the adoption of the Proposed Amendments is in the public interest and is in furtherance of the progressive demands of orderly Village development.

Section 4. Section 56-70 (“*Planning and Development Director*”) of Division 2 (“*Administrative Bodies and Officials*”) of Article II (“*Administration*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language to read as follows:

Sec. 56-70. – Planning and development director.

- (a) *Established.* The village has previously established the position of planning and development director. See chapter 2, article IX.
- (b) *Additional powers and duties.* In addition to those powers and duties previously established in chapter 2, article IX, the planning and development director, or other official to whom such duty is delegated by the village board, shall have the following powers and duties:
 - (1) To provide technical assistance to the planning and zoning board of appeals, village board, or other bodies with authority under this Chapter.
 - (2) To administer this Chapter.
 - (3) To conduct site plan reviews.
 - (4) To review, and deny or grant, requests for zoning certificates.
 - (5) To propose new or revised zoning regulations, as may be required from time to time, based on changes in state law, case law, and/or technical performance standards.
 - (6) To review, and deny or grant, request for minor variations.
 - (7) To perform such other duties as may be required by the village board of trustees, including providing assistance and advice, as may be required by various commissions, committees, organizations and agencies of the village.
- (c) In the absence of a Planning and Development Director, the Village Administrator, or designee, shall assume the duties outlined in Sec 56-70(b)1-7, above.

Section 5. Section 56-71 (“*Building Commissioner*”) of Division 2 (“*Administrative Bodies and Officials*”) of Article II (“*Administration*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Sec. 56-71. – Building commissioner.

- (a) *Established.* The village has previously established the position of building commissioner. See chapter 2, article IX.
- (b) *Additional powers and duties.* In addition to those powers and duties previously established in chapter 2, article IX, the building commissioner, or other official to whom such duty is delegated by the village board, shall have the following powers and duties:
 - (1) To receive, review, and grant or deny applications for certificates of occupancy and building permits, and make and maintain records thereof.
 - (2) To receive and maintain records of zoning certificates.
 - (3) To conduct inspections of buildings, structures, and uses of land to determine compliance with the terms of this Chapter.
 - (4) To provide technical assistance to the planning and zoning board of appeals, village board, or other bodies with authority under this Chapter.

(5) To provide technical assistance to the Planning and Development Director in review of minor variations.

~~(5)~~(6) To review and grant or deny applications for sign permits.

~~(6)~~(7) To enforce the provisions of this Chapter, and to issue notices of violations or penalties.

Section 6. Section 56-92 (“*Applications*”) of Division 3 (“*Administrative Procedures*”) of Article II (“*Administration*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Sec. 56-92. – Applications.

All applications for the administrative procedures established under division 2 of this article shall be filed in accordance with the provisions set forth in this section.

* * *

3) *Minimum submittal requirements.* Every application submitted pursuant to this Chapter shall contain the required minimum submittal data and information as listed in the application form Appendix C of this Chapter.

* * *

Section 7. Section 56-98 (“*Site Plan Review*”) of Division 3 (“*Administrative Procedures*”) of Article II (“*Administration*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language to read as follows:

Sec. 56-98. – Site plan review.

* * *

(e) *Applications.* Applications for site plan reviews shall be filed in accordance with the requirements of section 56-92 and plans shall be provided in accordance with Appendix C of this Chapter.

* * *

Section 8. Section 56-100 (“*Special Uses*”) of Division 3 (“*Administrative Procedures*”) of Article II (“*Administration*”) of Chapter 56 (“*Zoning*”) is hereby amended by

adding the underlined language and deleting the stricken language to read as follows:

Sec. 56-100. – Special uses.

* * *

- (f) *Approval standards.* An application for a special use permit shall not be approved, unless the application is determined to be in conformance with each of the following standards, in addition to any standards specific to the use contained in article X of this Chapter. ~~The proposed special use:~~
- (1) *Authorized.* ~~The proposed use i~~s in fact, a special use listed and authorized in the zoning district within which the property is located.
 - (2) *Code and Plan Purposes.* ~~The proposed use i~~s consistent with ~~the objectives of the village's comprehensive plan and this chapter and will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.~~ Said use will further be consistent and compatible with the preservation of the village's business districts by limiting the uses therein to commercial retail stores, commercial establishments, service establishments and professional offices that generate sales tax revenues, and maintain the village's property tax base.
 - (3) *No Interference with Surrounding Development.* ~~The proposed use i~~s designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not significantly interfere with the use and development of neighboring property in accordance with the applicable district regulations.
 - (4) ~~Will not significantly diminish the safety, use and enjoyment of surrounding property.~~ (5) Adequate Public Facilities. ~~The proposed use i~~s adequately served by essential public facilities and services such as streets, police and fire service, drainage, refuse disposal, water and sewer, parks, libraries, and schools, and the like, or the persons or agencies responsible for the establishment of the proposed special use shall adequately provide any such services.
 - (6) ~~Does not create excessive additional requirements at public expense for public facilities and services, and will not be detrimental to the village's public health, safety, and welfare.~~
 - ~~(7)~~ (5) No Adverse Effect. ~~The proposed use d~~Does not involve uses, activities, processes, materials, equipment and conditions of operation that will have a substantial or undue adverse effect upon ~~be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors, or other causes.~~
 - ~~(8)~~ (6) No Traffic Congestion. ~~The proposed use p~~Provides vehicular access to the property designed so as not to cause undue traffic congestion nor draw significant amounts of ~~create interference with~~ traffic on surrounding public thoroughfares.
 - ~~(9)~~ (7) No Destruction of Significant Features. ~~The proposed use d~~Does not result in the destruction, loss or damage of a natural, scenic or historic feature of major significant

importance.

~~(10)~~(8) *Code Compliance.* The proposed use cComplies with all additional regulations in this Chapter specific to the special use requested.

* * *

(k) *Records; copies.* A record of all requests for special uses, including village action taken, shall be kept on file in the village clerk's office and copies shall be available, on request, to any person, for a fee specified by the village.

~~(l) *General standards.* No special use permit shall be granted pursuant to this section unless the applicant can establish that:-~~

~~(1) *Code and plan purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established. Said use will further be consistent and compatible with the preservation of the village's business districts by limiting the uses therein to commercial retail stores, commercial establishments, service establishments and professional offices that generate sales tax revenues, and maintain the village's property tax base.-~~

~~(2) *No undue adverse impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety and general welfare.-~~

~~(3) *No interference with surrounding development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.-~~

~~(4) *Adequate public facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and the like, or the applicant will provide adequately for such services.-~~

~~(5) *No traffic congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.-~~

~~(6) *No destruction of significant features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.-~~

~~(7) *Compliance with standards.* The proposed use and development complies with all standards imposed on that use and any district where it is a permitted use. Submission of a site plan, business plan and demonstration of financial ability must be included in the application for special use submitted to the planning and zoning board of appeals for consideration.-~~

Section 9. Section 56-101 ("*Variations*") of Division 3 ("*Administrative Procedures*") of Article II ("*Administration*") of Chapter 56 ("*Zoning*") is hereby amended by adding the

underlined language to read as follows:

Sec. 56-101. – Variations.

(a) *Purpose.* The village has previously established the process for review of variation requests. The process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Chapter that create practical difficulties or particular hardships. The Village has established major and minor variations. Minor variations are those for setbacks, lot coverage, accessory structure regulations, fence (location and height) and lot width when the standard being varied are less than 10% of the applicable standard and as allowed under Section 56-101-k. Minor variations may be authorized by the Planning and Development Director, or designee. Major variations are those variations that are not classified as minor. All major variations shall be processed as outlined below, while minor variations are subject to that outlined in Section 56-101-k.

(b) *Parties entitled to request.* Applications for ~~special uses~~ variation may be filed by the owner of, or any person having a right of ownership in, any property in the village.

* * *

(e) *Procedures.*

* * *

(3) Within ten days of the close of the public hearing, the planning and zoning board of appeals shall forward its findings of fact and recommendation of denial, approval, or approval with conditions, in writing, to the building committee of the village board. The building committee shall review the recommendation of the planning and zoning board of appeals within ten days, and determine if the recommendation should be reviewed by the village board. After reviewing the findings of fact, if the building committee determines it necessary, they shall forward the recommendation of the planning and zoning board of appeals to the village board for consideration. Where the building committee determines consideration by the village board is unnecessary, the recommendation of the planning and zoning board of appeals shall be the final decision.

* * *

* * *

(g) *Variation less than requested.* The planning and zoning board of appeals may grant variations less than or different from that requested, but not more than requested, when the record supports the applicant's right to some relief, but not to the entire relief requested.

* * *

(j) *Records; copies.* A record of all requests for variations, including village action taken, shall be kept on file in the village clerk's office and copies shall be available, on request, to any person, for a fee specified by the village.

(k) *Minor Variations.* Consideration of minor variations shall be reviewed and processed as outlined below:

(1) Minor variations from the regulations of this Chapter may be authorized by the

Planning and Development Director, or designee, only in the following instances and in no other.

- a. If the variation to setbacks, lot coverage, accessory structure regulations, fences (location and height), and lot width deviates from the specified regulations by no more than ten percent (10%) of the applicable standard/regulation;
- b. If the setback of the proposed garage is less than five feet from the side lot line or beyond the required front yard setback; or
- c. If the setback of the proposed pool is less than five feet from the side lot line, but in no case shall be allowed in the front or corner side yard.

(2) The Planning and Development Director shall refer to the finding of facts outlined in Section 56-101 (f) when considering such minor variation request. The Planning and Development Director shall not vary the provisions of this Chapter as authorized in this Section unless it can be shown by aerial photography or plot plans that such variation is compatible with the neighborhood. In addition, the Planning and Development Director shall consider the following when permitting such variation:

- a. The proximity to permanent open space;
- b. Topography of the land;
- c. Proximity to adjacent structures;
- d. Impact on stormwater and potential for flooding; and
- e. And ability to screen, if deemed necessary.

(3) An application for a minor variation shall be filed with the Planning and Development Director. Such application shall include but not be limited to a plot plan, associated architectural drawings, if applicable, and any additional supporting information as required by the Planning and Development Director.

(4) Upon review of the application by the Planning and Development Director, the applicant will be contacted to notify adjoining property owners of the requested minor variation. A copy of the application and details outlining the requested minor variation shall be sent by certified mail to all adjoining property owners. The applicant shall receive from each property owner signed verification of no objection to the request. Such verification shall be forwarded in writing to the Planning and Development Director. The Planning and Development Director shall issue a determination within no less than seven (7) days and no greater than fourteen (14) days from receipt of the signed statement from adjoining property owners.

(5) The Planning and Development Director may impose conditions and restrictions on the variation request that may be necessary to comply with the regulations of this Section to ensure the integrity of the variation is maintained and to reduce the impact such variation may have on other properties in the neighborhood.

(6) The Planning and Development Director shall provide written approval or denial of such variation, outlining the proposed application meets, or does not meet, the standards outlined in this Section.

(7) If the Planning and Development Director finds the proposed application does not meet the standards outlined in this Section, the application for a minor variation will be denied. The applicant may revise the plan or file an application for a major variation.

(8) Building permits must be obtained within twelve (12) months after the approval of a minor variation. Upon written request, and at the discretion of the Planning and Development Director, an extension may be granted, for a period of no more than twelve (12) additional months.

Section 10. Section 56-102 (“*Appeals*”) of Division 3 (“*Administrative Procedures*”) of Article II (“*Administration*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language to read as follows:

Sec. 56-102. – Appeals.

(a) *Procedure established; purpose.* The village has previously established the process for review of appeals to the decisions of the planning and development director, building commissioner or other authorized officials to provide appropriate checks and balances on administrative authority, including minor variations.

* * *

Section 11. Section 56-104 (“*Enforcement and Penalty*”) of Division 3 (“*Administrative Procedures*”) of Article II (“*Administration*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language to read as follows:

Sec. 56-104. – Enforcement and Appeal.

* * *.

Table Zoning Procedures and Administration Table

<i>Steps in Review Process</i>	<i>Building or Sign Permit Certificate of Occupancy</i>	<i>Zoning Certificate/Site Plan Review</i>	<i>Zoning Map or Text Amendment</i>	<i>Special Use Permit and Planned Development</i>	<i>Major Variation</i>	<i>Minor Variation</i>	<i>Administrative Appeals</i>	<i>Interpretations</i>
<i>Application completeness review</i>	Building commissioner	Building commissioner	Planning and development director	Planning and development director	Planning and development director	<u>Planning and development director</u>	Village clerk	Planning and development

								director
<i>Application review</i>	Building commissioner	Planning and development director and/or building commissioner	Planning and development director	Planning and development director	Planning and development director	<u>Planning and development director</u>	—	Planning and development director
<i>Public notice</i>	—	—	15—30 day published newspaper notice; sign posted on subject property	15—30 day published newspaper notice; sign posted on subject property	15—30 day published newspaper notice; sign posted on subject property	==	—	—
<i>Public hearing</i>	—	—	Planning and zoning board of appeals	Planning and zoning board of appeals	Planning and zoning board of Appeals	==	—	—
<i>Recommendation</i>	—	—	Planning and zoning board of appeals	Planning and zoning board of appeals	Planning and zoning board of appeals	<u>Planning and development director</u>	—	—
<i>Decision</i>	Building commissioner	Planning and development director	Village board	Village board	Village board ¹	<u>Planning and development director</u>	Planning and zoning board of appeals	Planning and zoning board of appeals
<i>Appeal</i>	Planning and zoning board of appeals	Planning and zoning board of appeals	Circuit court	Circuit court	Circuit court	<u>Planning and zoning board of appeals</u>	Circuit court	Circuit court

NOTE:

¹ Where determined necessary by the building committee of the village board, PZBA recommendations on variations may be forwarded to the village board for review. The village board may then determine by a majority vote to consider the application and render a final decision. If not forwarded by the building committee, or where review is not determined, necessary by a majority vote of the village board, the recommendation of the PZBA shall be the final decision.

Section 12. Section 56-173 (“*Permitted and Special Uses*”) of Article V (“*Residential Districts*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-173. – Permitted and special uses.

~~Table 56-173 lists permitted and special uses for the residential districts. See Appendix B – Global Use Table.~~

Section 13. Table 56-173 (“*Residential District Use Table*”) in Article V (“*Residential Districts*”) of Chapter 56 (“*Zoning*”) is hereby deleted in its entirety.

Section 14. Section 56-196 (“*Purpose Statement*”) of Article VI (“*Business Districts*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-196. – Purpose statement.

* * *

(e) All business districts as are fully described in section 56-196(a) through (d), inclusive, shall be limited to commercial retail stores, commercial establishments, service establishments and professional offices that generate sales tax revenues, maintain the village's property tax base and allow for convenient locations for the public to shop, obtain services and conduct business.

Section 15. Section 56-197 (“*Permitted and Special Uses*”) of Article VI (“*Business Districts*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-197. – Permitted and special uses.

~~Table 56-197 lists permitted and special uses for the business districts. See Appendix B – Global Use Table.~~

Section 16. Table 56-197 (“*Business District Use Table*”) in Article VI (“*Business*

Districts”) of Chapter 56 (“*Zoning*”) is hereby deleted in its entirety.

Section 17. Section 56-200 (“*[Uses allowed in] business districts*”) of Article VI (“*Business Districts*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-200. – ~~[Uses allowed in] business districts~~ Reserved.

~~All business districts as are fully described in section 56-196(a) through (d), inclusive, shall be limited to commercial retail stores, commercial establishments, service establishments and professional offices that generate sales tax revenues, maintain the village's property tax base and allow for convenient locations for the public to shop, obtain services and conduct business. All tax exempt uses, residential uses, and uses permitted or allowed as a special use in a residential zoning classification are expressly prohibited.~~

Section 18. Section 56-220 (“*Permitted and Special Uses*”) of Article VII (“*Manufacturing Districts*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-220. – Permitted and special uses.

~~Table 56-220 lists permitted and special uses for the manufacturing districts. See Appendix B – Global Use Table.~~

Section 19. Table 56-220 (“*Manufacturing District Use Table*”) in Article VII (“*Manufacturing Districts*”) of Chapter 56 (“*Zoning*”) is hereby deleted in its entirety.

Section 20. Section 56-243 (“*Permitted and Special Uses*”) of Article VIII (“*Special Purpose Districts*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-243. – Permitted and special uses.

Table 56-243 lists permitted and special uses for the special purpose districts. See Appendix B – Global Use Table.

Section 21. Table 56-243 (“*Special Purpose District Use Table*”) in Article VIII (“*Special Purpose Districts*”) of Chapter 56 (“*Zoning*”) is hereby deleted in its entirety.

Section 22. Section 56-266 (“*Accessory Building, Structures and Uses*”) of Article IX (“*Site Development Standards*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-266. – Accessory building, structures and uses.

(a) *Detached garages, sheds, cabanas, and gazebos.*

* * *

(11) No accessory building or structure shall be located within an easement. And at no time shall an accessory structure/building be installed in such a manner or location that will impede the flow of water

* * *

(c) *Decks, terraces and patios.* Decks may be raised no more than two feet aboveground, terraces and patios are permitted in the front or corner side yard if they meet the front or corner side yard setback requirement for principal buildings in the zoning district in which they are located. Decks, terraces and patios are permitted in any required interior side or rear yard; provided that they conform to all other requirements of this article. Decks raised two feet or less aboveground may be located in any interior side or rear yard; provided that they are set back a minimum of three feet from any interior side or rear lot line. Decks raised more than two feet aboveground shall only be permitted in the rear yard; provided that they are located no closer than three feet from any rear lot line, and do not have an adverse impact on stormwater or impede the flow of water.

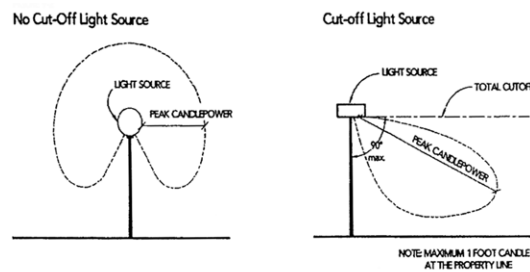
* * *

(f) *Exterior lighting.* Lighting for all sites shall be according to the standards established by the IESNA (Illuminating Engineering Society of North America). All exterior lighting shall be designed, located and mounted at heights no greater than 35 feet above grade. Light fixtures with and without cutoff fixtures as shown in the following illustration, shall be permitted; provided that light intensity shall be no more than one footcandle, as measured horizontally at

any property line. Notwithstanding the foregoing, outdoor lighting for a park or school athletic field may be mounted at heights up to 70 feet; provided the light standard is located a minimum of 20 feet from a residential lot line.

- (1) In addition to the lighting controls outlined above, exterior lighting in residential areas, except street lighting and those required by Village Ordinance, shall be shielded and/or directed in such a manner that it illuminates only the user's premises and does not spill over into neighboring residential areas so as to interfere with the peaceful enjoyment of residential or public properties. Lighting levels shall be subject to the foot-candle requirements outlined above.
- (2) Flood lights are only permitted when they are down-lighted and installed such that the fixture shall be aimed down at least 45 degrees from vertical.
- (3) The Planning and Development Director may require shields to be installed on any lights determined to be a nuisance before, during or after the installation when needed to further reduce glare and lighting trespass.
- (4) Luminaires used for uplighting for flags, address markers, trees, architectural features and low landscape lighting must be located, aimed and shielded so that direct illumination is focused exclusively on the object and away from adjoining properties and public thoroughfares.

Figure 56-2. No Cut-Off Light Source/Cut-off Light Source



* * *

(g) *Fences, walls and hedges.*

(1) *Fences on private property.*

- a. A fence, wall, or hedge may be erected, placed, maintained or grown along a lot line on residential zoned property, or adjacent thereto, to a height not exceeding six feet above ground level, except if said residentially-zoned property is adjacent to any nonresidentially-zoned property, then the height may be no more than eight feet. And at no time shall a fence be installed in such a manner or location that will impede the flow of water.
- b. No such fence, wall or hedge shall be located within the required front or ~~interior~~ corner side yard setback.

* * *

* * *

* * *

Section 23. Section 56-289 (“*Standards for Specific Uses*”) of Article X (“*Use Standards*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-289. – Accessory building, structures and uses.

* * *

(e) Day care centers.

(1) ~~Day care centers shall not be a permitted use in any zoning district, but shall be a special use only the B-2 community service and retail zoning district.~~

~~(1)(2)~~ There is hereby created a locational standard for day care centers to reduce the impact of associated traffic. No day care center shall be permitted to locate closer than 750 feet from an existing day care center. In determining such proximity, the distance shall be not less than 750 feet from property line to property line, or, in the alternative, not less than 750 feet from point of ingress/egress to point of ingress/egress.

~~(2)(3)~~ Architectural drawings of the retrofit or new construction will be required with a staff review prior to appearing at the planning and zoning board of appeals hearing. Cost of reviews shall be paid as to cover costs of reviews.

* * *

(i) ~~Churches, temples and p~~Places of worship. Any applicant for such a special use will be required to demonstrate that said use will comply with on-site standards for parking and access and will not adversely affect neighboring uses. All such special uses shall include a standard to be met, a locational criteria providing that no place of assembly or worship shall be located any closer than 750 feet from a similar use, as measured from lot line to lot line, in order to avoid the traffic congestion which two such uses could reasonably expected to create.

* * *

(n) Major and minor ~~motor automobile vehicle~~ service and repair; automobile ~~motor vehicle~~ sales and rental, and Gas Stations.

(1) Automobile sales, whether new or used, shall be located on a lot at least one acre in size. Gas stations with food sales or fast food restaurants shall provide parking for the food sales or restaurant area in addition to the parking required for the gas station.

(2) Minor automobile ~~motor vehicle~~ service and repair shops, including gas stations, may not store vehicles on the site for longer than five-working days. Major automobile ~~motor vehicle~~ service and repair shops may not store vehicles on the site, unless the vehicles are screened by a solid, opaque wood screen fence or brick wall in the B2 and B3 districts. Gas pumps shall be erected no closer than 20 feet to any lot line and shall be located to

service vehicles standing entirely on the premises. In addition, such uses shall comply with the following:

- a. The use shall not create obstructions to traffic circulation on public streets.
- b. The location of curb cuts shall be subject to approval by the village, or the appropriate governmental jurisdiction.
- c. All repair operations shall be fully enclosed, and wrecked or junked vehicles shall not be stored for longer time periods than those specified in this subsection.

* * *

(p) *Planned developments.* Planned developments shall be permitted as special uses, subject to the following standards.

(1) *Exceptions from use regulations.* Uses not permitted in the zoning district may be permitted in planned developments; provided the proposed use exceptions:

- a. Enhance the quality of the planned development and are compatible with the principal use of the property.
- b. Are not of a nature, nor are so located as to create a detrimental influence on surrounding properties.
- c. Shall not cover more than 20 percent of the site area, nor more than 20 percent of the total floor area, whichever is less.

(2) *Exceptions from bulk regulations.* To help achieve the intended benefits of the planned development exceptions from the bulk and intensity regulations for the applicable zoning district may be authorized; provided:

- a. The exception would be solely for the purpose of promoting a unified site plan.
- b. The overall floor area ratio of a residential planned development would not be exceeded by more than 15 percent of that prescribed in this article for the zoning district in which it is located.
- c. The minimum lot area per dwelling unit requirements of this article shall not be decreased by more than 15 percent in any such development containing residential uses and the minimum amount of land area required per dwelling unit within the planned development shall be maintained.
- d. The required spacing between principal buildings shall be at least equivalent to the required space as would be required for similar buildings developed on separate lots, with due consideration being given to the openness normally afforded by intervening streets and alleys.
- e. Along the periphery of planned developments, yards shall be provided as required by the applicable zoning district regulations.

(3) All planned developments shall be developed in accordance with the recorded final plan and supporting documentation and data. No major changes shall be made during or after the development of the plan, as approved by the Village Board, unless the applicant applies for a major or minor change to the planned development.

- a. A major change shall require a public hearing for the Plan Commission and approval by the Village Board. The following shall be deemed "major changes"
 - i. A change in the plan that alters the concept, intent or overall character of the final development plan.
 - ii. A change in the transportation plan.

- iii. An increase in building height and or non-residential floor area, greater than ten (10) percent.
- iv. An increase in the residential density greater than ten (10) percent.
- v. A change in open space or amenities
- b. The Planning and Development Director may approve minor changes in the planned development which do not change the concept or intent of the development and shall convey such decision to the Planning and Zoning Board of Appeals.

(o) ~~Outdoor seating cafes.~~ Outdoor seating, accessory to a restaurant or fast food restaurant, shall be a permitted or special use; provided that approval has been obtained from the planning and zoning board of appeals and the health department. The seating shall not be located in a required yard abutting any residential district and shall not interfere with the use of required parking spaces and aisles. Any property owner requesting outdoor seating located on a public sidewalk shall provide proof of insurance, naming the village as additionally insured in the form and amount acceptable to the village attorney.

* * *

(y) Truck Parking. No zoning lot may be used solely for the parking and storage of trucks, including semi-trucks and trailers, unless associated and accessory to the primary use and operation on the property. Such zoning lot must be improved with a building/structure.

Section 24. Section 56-311 (“*Design and Size*”) of Article X (“*Off-Street Parking and Loading*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-311. – Design and size.

* * *

(c) *Access.* Each required off-street parking space shall open directly upon an aisle or a driveway of such width and design as to provide safe and efficient means of vehicular access to the parking spaces. All off-street parking facilities shall be provided with appropriate means of vehicular access in a manner which least interferes with traffic movements and allows the driver of the vehicle to proceed forward into traffic rather than back out. All required off-street parking facilities shall have vehicular access from a street, alley or driveway, containing all-weather, hard surfaced pavement. The location and route of access to such a parking area shall be identified. Except for access to loading berths, no driveway across public property and no driveway serving a single-family residence shall have a width exceeding 24 feet, measured at the property line, exclusive of curb returns. In the case of a circular driveway with two curb cuts, in residential areas, the maximum width of shall not exceed twelve (12) feet measured at the property line. Parking spaces shall not be located in a manner such that parked vehicles would obstruct fire department connections, hydrants, fire lanes or emergency access to the site.

* * *

Section 25. Section 56-314 (“*Accessible Parking*”) of Article X (“*Off-Street Parking and Loading*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-314. – Accessible parking.

- (a) *Required spaces.* In all off-street parking facilities, except single-family detached or attached dwellings, parking spaces for handicapped persons shall be provided. The number of accessible parking spaces shall be included in the total number of required parking spaces and shall be in accordance with the requirements of the state administrative code, as amended from time to time.
- (b) *Dimensions and design.* Such spaces shall comply with the design standards presented in the state accessibility standards; ~~provided that in no instance shall the width of any one space be less than 16 feet.~~ Such spaces shall be identified by a sign and by pavement markings indicating parking for the handicapped only. Such spaces shall be the spaces closest to the entrance of the building or structure and shall be connected by a paved surface designed to provide safe and easy access.

Section 26. Section 56-419 (“*Standards by Type*”) of Article XIII (“*Signs*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-419. – Standards by type.

The following signs require a permit and are subject to the following standards on sign type:

* * *

- (6) *Temporary signs, including banners and inflatable balloon signs* are subject to the regulations outlined below.
 - a. *Sign Types and Size:* Temporary signs are limited to those outlined below. If a proposed sign is not listed, the Planning and Development Director may determine if the proposed sign is similar and compatible with the allowable signs and permit such temporary signs, in accordance with the regulations of this Chapter.
 - i. *Feather Flag Signs:* Limited to two per site and shall not exceed fifteen (15) in height.

- ii. Temporary Wall/Banners: Limited to one per public right-of-way and shall not exceed six (6) feet in height.
- iii. Temporary Free Standing Signs: Limited to one per public right-of-way and shall not exceed three (3) feet in height.
- iv. Inflatable Signs: Limited to one per business and shall not exceed twenty-five (25) feet in height.

~~ab.~~ *Duration.* Temporary signs, including banners shall not be erected and maintained for a period in excess of 15 days, unless an extension to no more than 30 days is approved by the building commissioner. Temporary inflatable balloon signs shall not be erected and maintained for a period in excess of ten days.

~~bc.~~ *Weight limitation.* Any temporary sign, regardless of exempt status, weighing in excess of 50 pounds must be approved by the building commissioner and conform to the requirements of the village building code.

~~ed.~~ *Projection into public right-of-way and beyond the building face.* No temporary sign shall extend over or into any street, alley, sidewalk or other public thoroughfare a distance greater than six inches from the wall upon which it is erected, and shall not be placed, nor project, over any wall opening.

~~de.~~ *Construction.* Every temporary sign shall be securely fastened, at all four corners, to a wall, building or other support structure by means of wire, cable, string, rope or other suitable material. Inflatable balloon signs shall only be permitted where the applicant provides a letter of consent from the property owner to allow for the erection of any building-mounted inflatable balloon sign.

~~ef.~~ *Limitation.* The advertisement contained on any temporary sign shall pertain only to the business industry or pursuit conducted on or within the premises on which such sign is erected or maintained. This provision shall not apply to signs of a civic, political or religious nature. Temporary signs are permitted if they are in conjunction with a grand opening, special sale, promotion or similar type event.

* * *

Section 27. Section 56-421 (“*Variations*”) of Article XIII (“*Signs*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-421. – Variations.

A variation from the strict application of these provisions may be sought pursuant to ~~section 56-98~~ Section 56-101.

Section 28. Section 56-456 (“*Definitions; Generic Use Terms; Rules of Construction*”) of Article XIV (“*Definitions*”) of Chapter 56 (“*Zoning*”) is hereby amended by adding the underlined language and deleting the stricken language to read as follows:

Section 56-456. – Definitions; generic use terms; rules of construction.

- (a) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

* * *

Automobile ~~*Motor vehicle*~~ *sales and rental* includes retail establishments that sell or lease new or used automobiles, trucks, vans, recreational vehicles, trailers, boats, or motorcycles or other similar motorized transportation vehicles. An automobile dealership may maintain an inventory of the vehicles for sale or lease on-site. Secondary support uses may also exist upon the same site, such as:

- (1) Maintenance, repair and service areas;
- (2) Indoor parts storage areas; and
- (3) Financial services areas.

Automobile ~~*Motor vehicle*~~ *service and repair, major*, includes but shall not be limited to, establishments involved in engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers, towing and collision service, including body, frame or fender straightening or repair, and overall painting of motor vehicles. Such establishments often require the storage of vehicles to be repaired.

Automobile ~~*Motor vehicle*~~ *service and repair, minor*, includes:

- (1) Establishments where gasoline and/or fuel oil are sold and where oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail and/or where the following services may be rendered in fully-enclosed bays and sales made and no other.
 - a. Sale and servicing of spark plugs, batteries, and distributors and distributor parts.
 - b. Tire servicing and repair, but not recapping or regrooving.
 - c. Replacement or adjustments of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors, and the like.
 - d. Radiator cleaning and flushing, provision of water, antifreeze and the like.

- e. Washing, polishing, detailing, and sale of automotive washing and polishing materials.
 - f. Greasing and lubrication.
 - g. Providing and repairing fuel pumps, oil pumps and lines.
 - h. Servicing and repair of carburetors.
 - i. Adjusting and repairing brakes.
 - j. Minor motor adjustments not involving the removal of the head or crankcase or racing motor.
 - k. Provision of beverages, packaged foods, fast food, tobacco, lottery tickets and similar convenience goods for gasoline supply station customers, but only as accessory and incidental to the principal operation.
 - l. Provision of road maps and other informational material to customers and restroom facilities.
- (2) The term "minor motor vehicle service and repair" does not include services and activities in the definition of "major motor vehicle service and repair" or "truck terminal/repair."
- ~~(3) For "minor motor vehicle service and repair" with drive up fast food windows, see *Drive through facilities*.~~
- ~~(4) The term "minor motor vehicle service and repair" also include gasoline stations.~~

* * *

Banquet Facility means a for-profit establishment where public and private events are held. These establishments are over 3,500 SF and may include live entertainment, with approval of a special use and alcohol, with approval of a liquor license.

* * *

Building line means the outside of the main wall of the structure in the direction of measurement.

* * *

Cigar Lounge means a business establishment that caters to patrons who smoke cigars, and is dedicated, in whole or in part, to the smoking of cigars.

* * *

Community Hall means a non-profit establishment where public and private events are held. Such establishments are owned and operated by government agencies and tax districts.

* * *

Event Venue means a for-profit establishment where public and private events are held. Such events include parties (birthday, shower, retirement) and meetings (corporate/business). These establishments are less than 3,500 SF, with no live entertainment, no alcohol on the premises, or the retail sale of products other than those associated with the primary business. Food preparation is not done on premises, but rather catered.

* * *

Heavy retail and service includes:

- (1) Retail and/or service activities that have regular exterior service or storage areas, or partially enclosed structures including, but not limited to:
 - a. Home improvement centers;
 - b. ~~Equipment rental and leasing;~~
 - c. —Lumber and other building materials;
 - ~~cd.~~ d. Garden centers and greenhouses;
 - ~~de.~~ e. Landscape;
 - ~~ef.~~ f. Construction;
 - ~~fg.~~ g. Lawn maintenance contractor yards;
 - ~~gh.~~ h. Bulk materials sales and storage; and
 - ~~hi.~~ i. ~~Recreational vehicles and p~~Playground equipment sales and rental.

* * *

Hookah Lounge means a smoking establishment whose business operation, whether as its primary use or as an ancillary use, is devoted to the on-premises use of hookahs. The term "hookah lounge" includes but is not limited to establishments variously known as hookah parlors, hookah cafes, and hookah bars.

* * *

Lot coverage, non-residential, means a measure of intensity of land use that represents the portion of a site that is covered by the principal building and the following detached accessory buildings and structures.

Lot coverage, residential, means a measure of intensity of land use that represents the portion of a site that is covered by the principal building and the following detached accessory buildings and structures:

- (1) Garages;
- (2) Sheds;

- (3) Swimming pools;~~and~~
- (4) Gazebos;~~;~~
- (5) Patios/decks;
- (6) Driveways; and
- (7) Sidewalks/impervious paths.

* * *

Outdoor ~~cafe~~ seating means a dining area of designated size with seats and/or tables located outdoors of a contiguous restaurant. This seating may be in addition to the indoor seating area.

* * *

Personal services establishment includes establishments for the provision of personal services directly to the consumer. This use shall include, but shall not be limited to:

- (1) Barbershops and beauty parlors;
- (2) Laundry and dry cleaning establishments (plant off-premises);
- (3) Funeral homes/mortuaries;
- (4) Tanning salons;
- (5) Tailoring shops;
- (6) Domestic pet grooming;
- (7) Shoe repair shops; and
- (8) Travel agencies and the like;~~;~~ ~~and~~
- (9) ~~Tattoo establishments and massage therapy clinics that are subject to the licensing requirements of the state law.~~

* * *

~~*Miniwarehouse*~~ *Self-storage* includes enclosed storage facilities containing independent, fully enclosed bays leased to individuals exclusively for long-term storage of household goods or personal property.

* * *

Section 29. Appendix B (“*Global Use Table*”) of Chapter 56 (“*Zoning*”) is hereby amended

by deleting the table in its entirety and replacing it with the table attached hereto as Exhibit A.

Section 30. Appendix C (“*Site Plan Submittal Requirements*”) of Chapter 56 (“*Zoning*”)

is hereby created by adding the underlined language to read as follows:

APPENDIX C – SITE PLAN SUBMITTAL REQUIREMENTS

- (a) A site plan shall be submitted when required by Section 56-92 of this Chapter. Site Plans prepared in accordance with this Section shall be required to assist the Village in the review of certain applications for building permit, special use permits, and planned unit developments to assure compliance with all applicable requirements of this Zoning Ordinance.
- i. All site plans shall be accompanied the required documents as required by Section 56-92.
- ii. All site plans and required supporting documents shall be prepared and stamped by a professional architect, engineering, or similar professional.
- (b) A electronic copy and five (5) sets of all site plans and building elevations shall be submitted Planning and Development Director with all required information. The Planning and Development Director shall have discretion to accept copies of said plans reduced to 8.5" x 11" or 11" x 17" with five (5) full size sets. The plan shall be considered as officially submitted only when all the information and fee requirements are met.
- (c) Upon the request of the applicant, the Village may elect to waive any of the required information outlined in 9.1-3 and 9.1-4.
- (d) The following information shall be provided on the required site plan.
 - i. All site plans shall be drawn to scale as follows:
 - a. Sites less than two (2) acres; one inch equal twenty feet (1" = 20');
 - b. Sites of two (2) or more acres; one inch equal forty feet (1" = 40');
 - c. The Village shall have discretion to accept smaller scale plans for projects involving more than fifteen (15) acres. However, in no case shall plans be a smaller scale than one inch equals one hundred feet (1" = 100');
 - ii. All site plans shall include the following:
 - a. Project name.
 - b. Parcel Identification number (PIN) of property
 - c. Property owners name, address and phone number.
 - d. The developer's name, address and phone number (if different from the property owner).
 - e. Name, address and phone number of architect, land planner, engineer, surveyor or consulting firm (with contact person listed) who is responsible for preparing the plan.
 - f. Date of plan preparation and/or verification, including revision dates.

- g. North arrow.
 - h. Current zoning/requested zoning (it a change is desired).
 - i. Adjacent landowners name, address and property tax identification number (PIN).
 - j. Location map of property not less than 1"=2000'.
 - k. Legend.
- iii. All site plans shall include the following site conditions:
- a. Property area; floor area, and lot coverage.
 - b. Existing topography graphically represented via contour lines to two-foot intervals extending twenty (20) feet surrounding the subject site.
 - c. Location and extent of water bodies, wetlands, buffers/setbacks, streams and floodplains/floodway on or to the subject site, include the base flood elevation (where applicable).
 - d. Location of existing tree cover and other notable natural features.
 - e. Property dimensions and boundaries.
 - f. Proposed and Existing Easements, type and width.
 - g. Existing structures.
 - h. Proposed and Existing right-of-way roads, public and private, identify those to be dedicated.
 - i. Existing well, septic tank, seepage fields or similar.
- iv. The following information shall be provided regarding the proposed development.
- a. Building layout, dimension of setbacks from property lines and building separation dimensions.
 - b. Parking, loading, drive areas (including dimensions, aisles, street approaches, curb cuts, trash enclosure, and schedule showing number of parking spaces provided and required per Section 11). Specify pavement type.
 - c. Existing and proposed sidewalks, curbing and drainage structures, and multi-use trails.
 - d. Stormwater detention/retention areas, identify whether wet or dry bottom. Method of computing drainage requirements shall be consistent with those specified in the Village and MWRD Regulations.
 - e. Floor area for building foot print and gross floor area of structure, building height and number of stories. Structural volume in cubic feet is required for all industrial structures.
 - f. Building elevation (facade drawings) of all faces indicating design character, type of materials, colors, signage and special features.
 - g. Grading/drainage plans including contours and elevations, including ground floor elevation.
 - h. Utility plans indicating location of existing and proposed water and sanitary sewer service lines including size and type of pipe and all other information such as hydrants and clean-outs as may be required by the Village.
 - i. Location, type, size, height of existing and proposed screening, fencing, retaining walls.

- j. Size, dimensions and required setbacks of all lots. For residential subdivisions include table of largest, smallest and average lot size, total number of lots and density.
 - k. Turning radius showing adequate maneuverability for all emergency and delivery vehicles on site.
 - l. Any other information required by Planning and Development Director.
- v. In addition to submission of a site plan, the following plans, if applicable, shall be submitted for review.
- a. Landscape Plans: Plans to include a schedule of all plantings by type and size, berms and fencing, in accordance with Article XIII of this Chapter.
 - b. Lighting Plan: Plans to include lighting levels for entire property, including one foot outside the property line and type of fixtures, height and location. All lighting shall comply with the regulations established in this Chapter.
 - c. Signage Plan: In accordance with Article XIII of this Chapter
 - d. Flood study and stormwater calculations and all supporting documentation (if applicable).
 - e. Engineering as required by the Village Engineer.

Section 31. All sections of the Zoning Ordinance not addressed in this Ordinance or another amending ordinance shall remain in full force and effect.

Section 32. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 33. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 34. This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

[Continued on next page]

ADOPTED by the Village President and Board of Trustees of the Village of Lansing,
Cook County, Illinois this 15th day of August, 2023, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
ABBASY	√			
GRADY-PEROVICH	√			
HARDY	√			
SMITH	√			
VALENCIA	√			
ZELDENRUST	√			
MAYOR EIDAM				
TOTAL	6			

APPROVED by the Village President of the Village of Lansing, Cook County, Illinois on
this 15th day of August, 2023.

PATRICIA L. EIDAM
VILLAGE PRESIDENT

ATTEST:

VIVIAN PAYNE

VILLAGE CLERK

Exhibit A

APPENDIX B - GLOBAL USE TABLE

P=Permitted Use S=Special Use

Use	R1	R2	R3	R4	B1	B2	B3	CBD	M1	AT	Use Standards
Agricultural Uses											
Agriculture, growing of farm crops	S	S	S	S						S	Section 56-289(a)
Residential Uses											
Airport										S	
Community residence, large				P	S	P					Section 56-289(b)
Community residence, small	P	P	P	P							Section 56-289(b)
Convent/monastery/seminary	S	S	S	S		S					
Day care homes	P	P	P	P							Section 56-289(c)
Day care homes, group	P	P	P	P							Section 56-289(d)
Dwellings, above the ground floor of office or commercial					S			S			
Dwellings, multiple-family				S				S			
Dwellings, single-family	P	P	P	P							
Dwellings, townhouse			S	S	S			S			Section 56-289(g)
Dwellings, two-family			P	P							
Home occupations	P	P	P	P	P			P			Section 56-289(h)
Cultural, Religious, Recreational and Entertainment Uses											
Art galleries and artist studios					S	P	P	P			
Billiard parlor					S	S	S	S			
Bingo parlor					S	S	S	S			
Bowling alley					S	S	S	S			
Cemeteries	S	S	S	S		S	S	S			
Clubs, lodges, and fraternal organizations	S	S	S	S		P					
Commercially ticketed outdoor live entertainment					S	S	S	S			
Cultural facilities (Commercial)	S	S	S	S		S		S			Section 56-289(k)
Indoor amusement					S	S	S	S			Section 56-289(k)
Indoor recreation	S	S	S	S		S	S	S			Section 56-289(k)
Live entertainment/dancing						S	S	S			
Membership sports and recreational clubs					S	S	S	S			
Outdoor amusement	S	S	S	S		S	S	S			Section 56-289(k)
Outdoor recreation	S	S	S	S		S	S	S			Section 56-289(k)
Parks/playgrounds	P	P	P	P		P	P	P			
Places of worship	S	S	S	S							Section 56-289(i)
Theatres						P	P	P			

Exhibit A

APPENDIX B - GLOBAL USE TABLE

P=Permitted Use S=Special Use

Use	R1	R2	R3	R4	B1	B2	B3	CBD	M1	AT	Use Standards
Government and Educational uses											
College/universities	S	S	S	S		S	S				
Correspondence, business, secretarial and vocational schools					S	S	S	S			
Offices, government					S	P	P	P			
Public service facilities						P	P	P	P		
School, primary and secondary	P	P	P	P							
School, specialized instructional					S	P	P	P			
Utility, community/regional									S		
Utility, local	P	P	P	P		P	P	P	P		
Retail, Service and Transportation Uses											
Adult uses						S	S		S		Section 56-289 (j)
Assisted living facilities				S		P					Section 56-289(f)
Automobile Service and Repair, Major									P		Section 56-289(n)
Automobile Service and Repair, Minor						S	S	S	P		Section 56-289(n)
Automobile vehicle sales and rental						S	S		S		
Banquet Facility						S	S				
Bed and breakfast establishments								S			
Car washes					S	S	S	S			
Cigar Lounge, stand alone only								S			
Community Hall						S	S	S			
Currency exchange						P	P				
Day care centers						S					Section 56-289(e)
Drive in eating places					S	S	S	S			
Drive-through facilities						S	S	S			Section 56-289(o)
Event Venue						S	S	S			
Financial institutions					S	P	P	P			
Firearm stores/gun shops					S	S	S	S			
Fuel dealers					S	S	S	S			
Gasoline service stations					S	S	S	S			
Heavy retail and service						S	S		P		
Hookah Lounge									S		
Hospitals				S		S	S				

Exhibit A

APPENDIX B - GLOBAL USE TABLE

P=Permitted Use S=Special Use

Use	R1	R2	R3	R4	B1	B2	B3	CBD	M1	AT	Use Standards
Hotels/motels						S	S	S			
Kennels						S	S				Section 56-289(m)
Manufacturing					S	S	S	S	P		
Massage parlors					S	S	S	S			
Medical/dental clinics						P	P	P			
Merchandise warehouse						P	P	P	P		
Nightclubs, cabarets, and dance clubs					S	S	S	S			
Office, professional					S	P	P	P	P		
Offices, corporate headquarters						P	P	P	P		
Operations facilities, ambulance/bus/taxicab						S	S		P		
Outdoor automatic teller machines, when not on the same property as a financial institution					S	S	S	S			
Outdoor seating accessory to permitted eating users					S	S	S	S			Section 56-289(q)
Parking garages/structures						P	P	P	P		
Parking lot, off-street					S	P	P	P	P	S	
Pawn shops, consignment shops, resale or thrift stores					S	S	S	S			Section 56-289(u)
Pay day loans stores					S	S	S	S			Section 56-289(t)
Personal services establishments					S	P	P	P			
Professional services establishments						P	P	P			
Public utility yards and facilities					S	S	S	S			
Research and development						P	P	P	P		
Restaurants					S	P	P	P		S	
Retail goods establishments					S	P	P	P		S	
Scrap and waste materials/ salvage yards/recycling operations									S		
Social services						S					
Supporting living				S							Section 56-289(s)
Taverns/bars						P	P	P			
Transportation stations and terminals/heliports						S	S		P		
Truck, Large Equipment/Machinery, Boats, Campers, RVs rental and leasing									S		
Truck terminals/repair									S		
Truck, Large Equipment/Machinery, Boats, Campers, RVs Sales									S		
Truck, Large Equipment/Machinery, Boats, Campers, RVs Service and Repair									S		
Industrial Storage Uses											
Disposal									S		
Self Storage									S		

Exhibit A
APPENDIX B - GLOBAL USE TABLE

P=Permitted Use S=Special Use

Use	R1	R2	R3	R4	B1	B2	B3	CBD	M1	AT	Use Standards
Outdoor contained bulk storage					S	S	S		P		
Outdoor uncontained bulk storage					S	S	S	S	S		
Commercial warehousing and storage, ancillary to the permitted retail operation						S	S	S	P		
Tattoo parlors and body piercing establishments									S		
Warehouse/Distribution									P		
Waste facilities									S		
Other uses											
Commercial and testing laboratories					S	S	S	S			
Lumber and other building materials					S	S	S	S			
Planned developments	S	S	S	S		S	S	S	S		Section 56-289(l)
Wireless communications facilities	S	S	S	S		S	S		S		