

**CHAPTER 4**  
**DISTRICTS ENUMERATED**

**Section**

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***ARTICLE A: RESIDENCE DISTRICTS***

**§10-4A-1: A-1 DISTRICTS:**

In the A-1 Districts (Residence, 40,000 square feet) the only uses which hereafter may be established are:

- (A) Single-family residences, excluding trailers and tents, each on a lot or parcel of not less than one hundred forty feet (140') in width at the established building line and forty thousand (40,000) square feet in area, except as otherwise provided by this Chapter.
- (B) Churches.
- (C) Public and community parks excluding commercial enterprises therein.
- (D) Community waterworks.
- (E) Public fire stations.
- (F) A roof-mounted solar energy system as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, "Solar Energy Systems", of Chapter 6 of Title 10 of this Village Code.

(Ord. 66-7, passed 12/19/1966; Amd. Ord. 2009-005, passed 07/20/2009; Amd. Ord. 2022-06, passed 11-21-22)

**§10-4A-2: A-2 DISTRICTS:**

In the A-2 Districts (Residence, 20,000 square feet) the only uses which hereafter may be established are those permitted in A-1 Districts and, in addition, the following:

- (A) Single-family residences, excluding trailers and tents, each on a lot or parcel of not less than one hundred feet (100') in width at the established building line and twenty thousand (20,000) square feet in area, except as otherwise provided by this Chapter.
- (B) A roof-mounted solar energy system as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, "Solar Energy Systems", of Chapter 6 of Title 10 of this Village Code.

(Ord. 66-7, passed 12/19/1966; Amd. Ord. 2009-005, passed 07/20/2009; Amd. Ord. 2022-06, passed 11-21-22)

**§10-4A-3: A-3 DISTRICTS:**

In the A-3 Districts (Residence - 5 acres) the only uses which hereafter may be established are:

- (A) Single-family residences, excluding trailers and tents, each on a lot or parcel of not less than three hundred feet (300') in width at the established building line and five (5) acres in area, except as otherwise provided by this Chapter.
- (B) Churches.
- (C) Public and community parks excluding commercial enterprises, therein.
- (D) Community waterworks.
- (E) Public fire stations.
- (F) Backyard chickens as defined in and only if in compliance with Chapter 3 of Title 8 of this Village Code.
- (G) A roof-mounted solar energy system as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, "Solar Energy Systems", of Chapter 6 of Title 10 of this Village Code.

(Ord. 71-7.1, passed 10/21/1971; Amd. Ord. 2009-005, passed 07/20/2009; Amd. Ord. 2019-12, passed 12/16/2019; Amd. Ord. 2022-06, passed 11-21-22)

**§10-4A-4: A-4 DISTRICTS:**

In the A-4 Districts (Residence - 2 acres) the only uses which hereafter may be established are those permitted in the A-3 Districts and, in addition, the following:

- (A) Single-family residences, excluding trailers and tents, each on a lot or parcel of not less than two hundred feet (200') in width at the established building line and two (2) acres in area, except as otherwise provided by this Chapter.
- (B) Backyard chickens as defined in and only if in compliance with Chapter 3 of Title 8 of this Village Code.
- (C) A roof-mounted solar energy system as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, "Solar Energy Systems", of Chapter 6 of Title 10 of this Village Code.

(Ord. 71-7.1, passed 10/21/1971; Amd. Ord. 2009-005, passed 07/20/2009; Amd. Ord. 2019-12, passed 12/16/2019; Amd. Ord. 2022-06, passed 11-21-22)

**ARTICLE B: BUSINESS DISTRICTS**

**§10-4B-1: B-1 DISTRICTS:**

In the B-1 Districts, the only uses which hereafter may be established are those permitted in the A-2 Districts, and, in addition, the following:

(A) Permitted Uses:

- (1) Animal hospitals.
- (2) Greenhouses.
- (3) Nurseries.
- (4) Professional and business offices.
- (5) Residential apartments and duplex or group houses at the rate of not more than one living unit for each three thousand (3,000) square feet of lot or parcel.
- (6) Restaurants.
- (7) Retail business and service establishments.
- (8) A roof-mounted solar energy system as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, "Solar Energy Systems", of Chapter 6 of Title 10 of this Village Code.

(B) Special Uses:

- (1) Personal wireless service facilities.
- (2) Schools, whether public or private.

(Ord. 2004-011, passed 11/15/2004; Amd. Ord. 2022-06, passed 11-21-22)

**ARTICLE C: FARMING DISTRICTS**

**§10-4C-1: F DISTRICTS:**

In the farming districts, the only uses which hereafter may be established are the following:

(A) Permitted Uses:

- (1) On a lot or parcel of not less than twenty (20) acres in area, the growing of usual farm products, such as vegetables, fruits, trees and grain and their storage, the raising of livestock and other customary uses of agricultural land, and the keeping of backyard chickens as defined in and only if in compliance with Chapter 3 of Title 8 of this Village Code.
- (2) Single-family residences, excluding trailers and tents, each on a lot or parcel of not less than one hundred forty feet (140') in width at the established building line and forty thousand (40,000) square feet in area, except as otherwise provided by this Chapter.
- (3) A roof-mounted solar energy system as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, "Solar Energy Systems", of Chapter 6 of Title 10 of this Village Code.

(B) Special Uses:

- (1) Personal wireless service facilities.
- (2) Schools, whether public or private.

(Ord. 2004-011, passed 11/15/2004; Amd. Ord. 2009-005, passed 07/20/2009; Amd. Ord. 2019-12, passed 12/16/2019; Amd. Ord. 2022-06, passed 11-21-22)

## **ARTICLE D: RECREATIONAL DISTRICTS**

### **§10-4D-1: PR-1 DISTRICTS:**

In the PR-1 Districts (Private Recreational, Passive Recreation Areas) the only use allowed is as a “passive recreational area”, which is defined as an area used in such a manner that the existing nature of the land is not altered, changed, or varied in any respect. No structures or lighting may be installed, erected or maintained.

(Ord. 77-138, passed 6/20/1977)

### **§10-4D-2: PR-2 DISTRICTS:**

In the PR-2 Districts (Private Recreational, less than 30,000 square feet) the only uses allowed are:

- (A) Uses permitted in the PR-1 Districts.
- (B) Minor recreational areas.
- (C) A roof-mounted solar energy system as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, “Solar Energy Systems”, of Chapter 6 of Title 10 of this Village Code.

For the purposes of determining the uses allowed in a PR-2 District a “minor recreational area” is defined as an area wherein the following uses are allowed: “Tot parks” including the installation of “playground type” equipment (e.g., swings, slides, climbers, teeter-totters, etc.); pedestrian parks including the installation of benches, and areas with single basketball backstops having appropriate surfaces and support poles. However, except as permitted herein, no structures as defined in Section 10-1-3 of this Title or temporary or permanent facilities (whether or not attached to the ground) or lighting facilities may be installed or erected within this District, except after a grant of variation pursuant to the conditions and procedures as set forth in this Zoning Ordinance.

(Ord. 77-138, passed 6/20/1977; Amd. Ord. 2022-06, passed 11-21-22)

### **§10-4D-3: PR-3 DISTRICTS:**

In the PR-3 Districts (Private Recreational, 30,000 square feet or more) the only uses allowed are:

- (A) Uses permitted in the PR-1 and PR-2 Districts.
- (B) Major recreational areas.
- (C) A roof-mounted solar energy system as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, “Solar Energy Systems”, of Chapter 6 of Title 10 of this Village Code.

For the purpose of determining the uses allowed in a PR-3 District, a “major recreational area” is defined as an area wherein the following uses are allowed: baseball diamonds, provided backstops may not exceed three hundred (300) square feet; football, soccer and other field sport areas including the usual and customary goal facilities; tennis courts with appropriate surfaces, necessary fencing, nets, player and spectator benches, providing that the fencing does not exceed twelve feet (12’) in vertical dimension and

that the player-spectator benches do not exceed a capacity of thirty (30) persons nor six feet (6') in vertical dimension.

Except as permitted herein, no structures as defined in Section 10-1-3 of this Title, or temporary or permanent facilities (whether or not attached to the ground) or lighting facilities, may be installed or erected within this District, except after a grant of variation pursuant to the conditions and procedures set forth in this Zoning Ordinance.

(Ord. 77-138, passed 6/20/1977; Amd. Ord. 2022-06, passed 11-21-22)

### ***ARTICLE E: PUBLIC LAND DISTRICT***

#### **§10-4E-1: PL DISTRICT:**

In the Public Land District (PL), the only uses which may hereafter be established in this District shall be the following:

(A) Permitted Uses:

- (1) Community waterworks.
- (2) Public buildings and land which are utilized for a village hall, police station, and/or other municipal offices and facilities.
- (3) Public forest, wildlife, and/or nature preserves.
- (4) Public parks and playgrounds.
- (5) A roof-mounted solar energy systems as defined in Section 10-1-3 of this Title, but only as an attached accessory structure and only in compliance with Section 10-6-13, "Solar Energy Systems", of Chapter 6 of Title 10 of this Village Code.

(B) Special Uses:

- (1) Personal wireless service facilities.
- (2) Schools, whether public or private.

(Ord. 2004-011, passed 11/15/2004; Amd. Ord. 2022-06, passed 11-21-22)

### ***ARTICLE F: INTERPRETATION***

#### **§10-4F-1: INTERPRETATION:**

Any use which is not specifically listed as a permitted use or special use in a Zoning District is prohibited in such Zoning District.

(Ord. 2019-11, passed 12-16-2019; Ord. 2019-12, passed 12/16/2019)