

CHAPTER 1113
District Regulations

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1113.01 COMPLIANCE WITH REGULATIONS.

The regulations for the districts established in Section 1109.02 shall be minimum regulations and shall apply uniformly to each class or kind of structure or land within each respective district, except as hereinafter provided:

- (a) No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
- (b) No building or other structure shall be erected or altered:
 - (1) To provide for greater height or bulk;
 - (2) To accommodate or house a greater number of families;
 - (3) To occupy a greater percentage of lot area;
 - (4) To have narrower or smaller rear yards, front yards, side yards, or other open spaces; than herein required, or in any other manner contrary to the provisions of this Ordinance.
- (c) No structure shall be erected in any front yard except those which are an integral part of off-street parking facilities as provided in Section 1121.02.
- (d) No yard or lot created on the effective date of adoption or amendment of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Furthermore, yards or lots created after said date of this Ordinance shall meet the minimum requirements set forth herein.
- (e) No part of a yard or other open space required about any building for the district in which it is located shall be included as part of a yard or other open space required of another building.

1113.02 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS.

(a) District regulations shall be as set forth in the Official Schedule of District Regulations, hereinafter depicted in table format. The official schedule specifies which uses are permitted and conditionally permitted in the zoning districts established in Section 1109.02. Any use not specifically listed as either permitted or conditionally permitted shall be a prohibited use in the respective zoning district and shall only be permitted upon rezoning of the land in question or the amendment of this Ordinance (*See Chapter 1145, Amendments*), or upon a finding that the use is substantially similar to a specific use listed in the official schedule. (*See Section 1137.12.*)

(b) The Official Schedule of District Regulations also contains the major dimensional requirements for all uses within the respective district. These dimensional requirements must be followed unless otherwise specified in this Ordinance, or a variance has been granted by the Board of Zoning Appeals. (*See Chapter 1133, Appeals And Variances.*)

(c) In addition to the official schedule, Chapter 1117, Supplementary District Regulations, contains additional use and dimensional requirements applying to all districts.

1113.03 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS - R-1 RESIDENTIAL DISTRICT.

PURPOSE: This district is established in recognition of the existing residential development. This district was subdivided into mostly lots of 65 feet or less in width and approximately 80 percent of all lots have been developed.

PERMITTED USES	CONDITIONALLY PERMITTED USES
Accessory Uses (a) Home Occupation (b) Public Park, Playground and Golf Course (c) Public and Parochial School (d) Single-Family Dwelling Two-Family Dwelling	Cemetery (e) Church and Place of Worship (f) Institution for Higher Education (g) Medical Institution (h) Mobile/Manufactured Home Park (i) Multi-Family Dwelling (j) Public Use (k) Recreation Facility (l)

LOT REQUIREMENTS	YARD SETBACK REQUIREMENTS		BUILDING REQUIREMENTS	
	Principal Use	Accessory Use	Principal Use	Accessory Use
Lot Area 7500 sq. ft. Lot Width 50 sq. ft. Lot Frontage 50 sq. ft.	Front Yard 20 ft. Side Yard 5 ft. Rear Yard 5 ft.	Front Yard 20 ft. Side Yard 5 ft. Rear Yard 5 ft.	Height Limit 35 ft. Min. Floor Area 900 sq. ft. (o)	Height Limit 35 ft. Min. Flood Area 35% (p)

NOTES

- (a) Shall be incidental to principal use and subject to Section 1117.04.
- (b) Subject to Section 1117.16.
- (c) Shall not include miniature golf.
- (d) Subject to Sections 1137.10(b), (e) and (g).
- (e) Subject to Sections 1137.09 and 1137.10(b) and (e).
- (f) Subject to Sections 1137.09 and 1137.10(b) and (e).
- (g) Subject to Sections 1137.09 and 1137.10(b), (c), (e), (f), and (g).
- (h) Shall include, but not limited to, adult care facility, assisted living facility, clinic, convalescent and nursing home, elderly housing facility, hospital and subject to Section 1137.09 and 1137.10(b), (c), (e), (g) and (i).
- (i) Subject to Sections 1137.09 and 1117.08.
- (j) Shall include, but not limited to, apartment house and garden apartment development and subject to Section 1137.09 and 1137.10(a), (d), (e), (h), (i) and (j).
- (k) Shall not include those listed as a Permitted Use, and subject to Sections 1137.09 and 1137.10(e) and (h).
- (l) Not including those listed as a Permitted Use and subject to Sections 1137.09 and 1137.10(b), (c), (e), (f), (g), and (i).
- (m) Per dwelling unit.
- (n) Subject to Section 1117.04.
- (o) One and one-half story dwelling for first floor only.
- (p) Accessory use/building shall not occupy more than 35% of any required rear yard.

1113.04 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS - R-2 RESIDENTIAL DISTRICT.

PURPOSE: This district is established to accommodate a population density of approximately 4 dwelling units per acre. All public utilities and facilities will be planned and designed to serve adequately the above population density.

PERMITTED USES	CONDITIONALLY PERMITTED USES
All uses permitted in the R-1 Residential District. All corresponding notes shall also apply.	All uses conditionally permitted in the R-1 Residential District. All corresponding notes shall also apply.

LOT REQUIREMENTS	YARD SETBACK REQUIREMENTS		BUILDING REQUIREMENTS	
	Principal Use	Accessory Use	Principal Use	Accessory Use
Lot Area 8700 sq. ft. (a) Lot Width 65 sq. ft. (b) Lot Frontage 30 sq. ft.	Front Yard 20 ft. Side Yard 5 ft. (c) Rear Yard 5 ft.	Front Yard 20 ft. (d) Side Yard 5 ft. (d) Rear Yard 5 ft. (d)	Height Limit 35 ft. Min. Floor Area 900 sq. ft. (e)	Height Limit 35 ft. Min. Flood Area 35% (f)

NOTES

- (a) 8700 sq. ft. per single-family dwelling, 10,500 sq. ft. per two-family dwelling, plus 4000 sq. ft. per each dwelling unit.
- (b) 65 ft. for single and two-family dwelling, 100 ft. for multi-family dwelling.
- (c) One (1) side minimum 10 ft. for multi-family dwelling.
- (d) Subject to Section 1117.04.
- (e) One and one-half story dwelling for first floor only.
- (f) Accessory use/building shall not occupy more than 35% of any required rear yard.

1113.05 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS - C COMMERCIAL DISTRICT.

PURPOSE: This district is established to serve the sales, office, recreation and service needs of the Village and surrounding area.

PERMITTED USES	PERMITTED USES	CONDITIONALLY PERMITTED USES
Accessory Use (a) Business, Convenience Business, General Business, Highway Business, Office Type Business, Service Business, Wholesale Child Day Care Facility Club Commercial Entertainment Facility	Commercial Parking Facility Funeral Home Medical Institution (b) Multi-Family Dwelling (c) Public Use Quasi-Public Use Recreation Facility (d) Veterinary Hospital/Clinic	Cemetery (e) Garage, Service Station (f) Mobile/Manufactured Home Park (g)

LOT REQUIREMENTS	YARD SETBACK REQUIREMENTS		BUILDING REQUIREMENTS	
	Principal Use	Accessory Use	Principal Use	Accessory Use
Lot Area N/A Lot Width N/A Lot Frontage N/A	Front Yard 30 ft. (h) Side Yard 10 ft. each side (h) Rear Yard 20 ft. (h)	Front Yard 30 ft. (i) Side Yard 6 ft. Rear Yard 6 ft. (i)	Height Limit 35 ft. Min. Floor Area N/A	Height Limit 35 ft. Min. Flood Area 35% (j)

NOTES

- (a) Shall be incidental to principal use, subject to Section 1117.04.
- (b) Shall include, but not limited to, adult care facility, assisted living facility, clinic, convalescent and nursing home, elderly housing facility and hospital.
- (c) Shall include, but not limited to, apartment house and garden apartment development.
- (d) Shall not include tracks for go-carts, cars and motorcycles.
- (e) Subject to Sections 1137.09 and 1137.10(b) and (e).
- (f) Subject to Sections 1137.09 and 1137.10(k).
- (g) Subject to Sections 1137.09 and 1137.10(l) and 1117.08.
- (h) Subject to Section 1117.12 if abutting residential district.
- (i) Subject to Sections 1117.04 and 1117.12, whichever apply.
- (j) Accessory use/building shall not occupy more than 35% of any required rear yard.

1113.06 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS - I INDUSTRIAL DISTRICT.

PURPOSE: This district is established to accommodate industrial uses in the fields of manufacturing, processing, wholesaling and distribution. Due to continuing advancement in industrial plant design and technology, it is not practical to determine which industries shall be compatible with a community except by performance standards.

PERMITTED USES	CONDITIONALLY PERMITTED USES
All uses permitted and conditionally permitted in Residential and Commercial Districts. All corresponding notes shall also apply. Accessory Use (a) Automotive Repair/Wrecking, Junk Building/Yard (b) Manufacturing, Light Research Activity Supply/Lumber/Contractor Yard	Industrial Park (c) Manufacturing, Extractive (d) Manufacturing, Heavy (e) Tank Storage (f) Telecommunication Facility (g)

LOT REQUIREMENTS	YARD SETBACK REQUIREMENTS		BUILDING REQUIREMENTS	
	Principal Use	Accessory Use	Principal Use	Accessory Use
Lot Area N/A Lot Width N/A Lot Frontage N/A	Front Yard 35 ft. (h) Side Yard 25 ft. each side (h) Rear Yard 25 ft. (h)	Front Yard 35 ft. (i) Side Yard 6 ft. (i) Rear Yard 6 ft. (i)	Height Limit N/A (j) Min. Floor Area N/A	Height Limit N/A (j) Min. Floor Area 35% (k)

NOTES

- (a) Shall be incidental to principal use, and subject to Section 1117.04.
- (b) Stored material shall not be visible from public streets or adjacent property by an observer on the ground, and subject to Section 1117.11.
- (c) Subject to Sections 1137.09 and 1117.18.
- (d) Subject to Sections 1137.09 and 1117.15.
- (e) Subject to Sections 1137.09 and 1117.15.
- (f) Subject to Sections 1137.09 and 1117.15.
- (g) Subject to Sections 1137.09 and 1117.17.
- (h) Subject to Sections 1117.12 if abutting a residential district.
- (i) Subject to Sections 1117.04 and 1117.12, whichever apply.
- (j) Or as determined by Planning Commission and Chief Fire Official, based upon available equipment capabilities.
- (k) Accessory use/building shall not occupy more than 35% of any required rear yard.

1113.07 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS - FP FLOODPLAIN OVERLAY DISTRICT.

PURPOSE: This district is established to protect and minimize public and private losses due to flood conditions in specific areas of the Village.

PERMITTED USES	CONDITIONALLY PERMITTED USES
All uses permitted in the respective underlying district. All corresponding notes of the underlying district shall also apply.	All uses conditionally permitted in the respective underlying district. All corresponding notes of the underlying district shall also apply.

LOT REQUIREMENTS	YARD SETBACK REQUIREMENTS		BUILDING REQUIREMENTS	
	Principal Use	Accessory Use	Principal Use	Accessory Use
Lot Area (a)	Front Yard (a)	Front Yard (a)	Height Limit (a)	Height Limit (a)
Lot Width (a)	Side Yard (a)	Side Yard (a)	Min. Floor Area (a)	Min. Floor Area (a)
Lot Frontage (a)	Rear Yard (a)	Rear Yard (a)		
Lot Coverage (a)				

NOTES

- (a) Per the requirement of the respective underlying district.